

**Strategic Employment Land Availability Assessment** 

Date: May 2016

IT'S ALL IN THE DETAIL





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## 1. INTRODUCTION

### Overview

- 1.1 Chilmark Consulting Ltd. (CCL) was commissioned in December 2015 by Mid Sussex District Council to prepare a Strategic Employment Land Availability Assessment (SELAA) covering the District, but excluding the South Downs National Park area.
- 1.2 This Report sets out the analysis and findings of the work and forms part of the evidence base for the Mid Sussex District Plan 2014 31.

## **Economic Growth and Development**

- 1.3 The economic potential of Mid Sussex is supported through a range of strategic policy measures. This includes the Greater Brighton City Deal that was approved by Government in March 2014. The City Deal area includes Mid Sussex District. One of the critical matters is to tackle the shortage of suitable employment floorspace and business accommodation in Brighton's technology cluster and ensure that the most promising businesses are able to grow in the City Deal area.
- 1.4 Alongside the City Deal is the Coast to Capital Local Enterprise Partnership (C2CLEP). This encompasses

Brighton & Hove, Croydon, the Gatwick Diamond, East Surrey, Lewes and West Sussex. The area includes over 1.9m people and more than 85,000 businesses with 776,000 jobs.

- 1.5 The C2CLEP will be delivering a Growth Deal totalling £202 million from Government's Local Growth Fund to deliver the Strategic Economic Plan. The Government investment is anticipated to stimulate a further £240 million of additional investment from local partners and the private sector. Under the Growth Deal the investments will create at least 14,000 new jobs and allow 5,000 new homes to be completed contributing towards the 100,000 new homes over the 25-year target. The Growth Deal is expected to create 5,000 new jobs, 5,040 new homes and 200,000 sq.m of employment space in the Burgess Hill area within Mid Sussex.
- 1.6 Analysis to support the above policy interventions has been provided through the *Northern West Sussex Economic Growth Assessment* (April 2014) (EGA). This study focused on the employment space needs of the B Use Class sectors but also considered future projections for growth in non-B Class sectors. The EGA emphasises that the property market in Northern West Sussex is relatively insular and self-contained. Enquiries for business floorspace tend to originate from within the subregion with Crawley the notable exception, particularly at Manor Royal.
- 1.7 For Mid Sussex District, the EGA identified that business services, health, education, retail and accommodation /food services are the principal economic sectors. 20%



- of jobs are in the public sector. The EGA concluded that there is a need for an estimated 30.7 hectares of additional employment land under a baseline job growth scenario to 2031, and indicated that there is an under-supply of employment land to meet such need.
- 1.8 The EGA also identified qualitative concerns highlighting the relatively old stock and limited new development employment floorspace across different parts of the District. It noted the lack of available land supply to ensure quality and choice for the market and was concerned that there is an increasing risk that without intervention the District's ability to accommodate indigenous expansion and new inward investment will be undermined.
- 1.9 The Burgess Hill Strategic Employment Site Study (2015) identified an updated employment land need for the District in a range from 19.1 Ha to 31 Ha over the period 2014 2031. The report concluded that, including a contribution towards helping meet the un-met employment land needs of other, neighbouring local authorities, there was an economic demand requirement for some 25 30 hectares of additional employment land.
- 1.10 The District's future job creation target is set out in the draft policy <u>DP2 (Sustainable Economic Development)</u> of the *District Plan: Focused Amendments*, November 2015. The revised employment target is for 330 new jobs per annum over the plan period (5,610 net new jobs).

## **Purpose and Scope**

- 1.11 The purpose of the SELAA is to examine the availability and potential supply of B Use Class employment sites and floorspace for Mid Sussex outside the South Downs National Park area in the District Plan period to 2031.
- 1.12 The SELAA advises the District Council on the adequacy of the employment land supply in the District, particularly in terms of having a continuous five-year supply of high quality sites available. The work includes the identification, interrogation and assessment of suitable employment sites to meet economic demands and conclusions / recommendations on site availability and achievability.
- 1.13 It is not the role of the SELAA to examine or update employment land demand or needs.
- 1.14 Critically, the report does not constitute any formal proposals for the identification or allocation of any employment land. It offers an analysis and assessment as part of the plan-making evidence base.
- 1.15 The allocation or designation of employment land is a matter for the District Plan process to perform where other matters such as spatial patterns of development, the balance of housing and employment growth and the achievement of sustainable development coupled with the identification of infrastructure requirements can be effectively synthesised.
- 1.16 The SELAA therefore ensures that, together with other existing employment land demand and supply evidence,



the District Council is fully equipped to address the range of employment land issues required by the *National Planning Policy Framework* (NPPF) and the *National Planning Practice Guidance* (NPPG).

- 1.17 The scope of the work is to:
  - form an Economic Land Availability Assessment in accordance with the National Planning Practice Guidance;
  - identify a future supply of land which is suitable, available and achievable for economic development uses;
  - identify sites and broad locations with potential for development; assess their development potential; assess suitability for development and the likelihood of development coming forward;
  - cover the Mid Sussex District Plan area: and
  - focus on land supply for B-class employment floorspace for the sectors outlined below:
    - B1 Business (offices, research & development, light industry);
    - o B2 General Industrial; and
    - B8 Storage or Distribution (wholesale warehouses, distribution centres).
- 1.18 In addition, the requirement is to assess sites of 0.25ha (or 500 sq.m of floor space) and above. Any submitted site/s

that fails to meet these criteria are excluded from the SELAA assessment.

## **Report Structure**

- 1.19 Following this introductory section, the Report is structured as follows:
  - Section 2: summarises the relevant strategic and local policy context;
  - Section 3: details the method and approach to the SELAA and particularly shows how the various elements of the identification and assessment of existing and potential sites has been conducted;
  - Section 4: provides the assessment of employment land supply and sets out the principal analysis and findings; and
  - **Section 5**: draws the work together summarising the conclusions and recommendations;
  - Appendix 1 Site Assessment Indicator Descriptions

     a more detailed list and explanatory of relevant site
     assessment indicators used in the Site Evaluation
     Framework;
  - Appendix 2 Site Assessment Framework provides the full assessment of sites showing the analysis of each site against the defined indicators;
  - Appendix 3 provides detailed maps of each site included in the Site Survey Assessment.



# 2. PLANNING AND ECONOMIC POLICY CONTEXT

## Introduction

- 2.1 The employment land and planning policy context is an important contextual component in understanding the supply and potential availability of employment land in Mid Sussex.
- 2.2 This section sets out, in summary, the most relevant economic and planning policy context for the SELAA.

## **National Planning Policy**

## **National Planning Policy Framework (NPPF)**

- 2.3 The *National Planning Policy Framework* (NPPF) has placed economic growth at the heart of its definition of sustainable development.
- 2.4 Paragraph 7 identifies the three dimensions to sustainable development: economic, social and environmental. This establishes the need for:

"an economic role - contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and co-ordinating development requirements, including the provision of infrastructure".

2.5 Paragraph 9 confirms that sustainable development involves seeking positive improvements in the quality of the built, natural and historic environment, including:

"making it easier for jobs to be created in cities, towns and villages".

2.6 Paragraph 14, 1<sup>st</sup> bullet point, describes what the presumption in favour of sustainable development means. For plan-making, it establishes a positive approach:

"Local planning authorities should positively seek opportunities to meet the development needs of their area".

2.7 Further clarification is provided through the core planning principles set out at Paragraph 17 of the NPPF. At the 3<sup>rd</sup> bullet point it includes the following important requirement that planning should:

"Proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs. Every effort should be made objectively to identify and then meet the housing, business and other development needs of an area, and respond positively to wider opportunities



for growth. Plans should take account of market signals, such as land prices and housing affordability, and set out a clear strategy for allocating sufficient land which is suitable for development in their area, taking account of the needs of the residential and business communities".

- 2.8 The main economic development and business requirements of the NPPF are set out in paragraphs 20, 21 and 160. They can be summarised as:
  - planning proactively to meet the development needs of business and support an economy fit for the 21st Century;
  - setting out a clear economic vision and strategy for the area which positively and proactively encourages sustainable growth;
  - include the whole economy and up-to-date market demand/supply intelligence and evidence as the basis for the strategy;
  - include neighbouring areas through the Duty to Cooperate. Economic issues straddle and affect adjacent districts/boroughs and need to include other authorities and the relevant LEP;
  - engage with the business community to understand their changing needs and identify / address barriers to investment;

- identify strategic sites for local and inward investment to match the strategy and meet anticipated needs in the plan period;
- consider the role of land for economic development purposes and review land availability for economic purposes as well as its ability to meet other functions; and
- ensure that there is an emphasis on the viability of plans that must be deliverable.
- 2.9 The NPPF is concerned with far more than simply the supply of property, land and sites to support economic growth. It supports proposals that address the whole economy in a positive and proactive manner that encourages economic prosperity as part of sustainable development.
- 2.10 The emphasis is on creating and securing jobs through the best use of land and sites that are most appropriate to foster economic development. The Framework recognises the importance of mixed use-development and the re-use, for other activities, of former employment land/sites that are no longer able to meet economic development needs.
- 2.11 The NPPF does not include a prescriptive approach with respect to the provision of B Use Class employment floorspace. Paragraph 38 for example encourages a mix of uses for larger residential schemes including opportunities to work on-site with the emphasis on offering a range of employment opportunities.



2.12 The NPPF identifies that supporting growing economic sectors includes removing barriers to sustainable growth including the quality of labour force, access to skills and education/training, accessibility to markets and the quality and choice of housing provision.

### **National Planning Practice Guidance (NPPG)**

- 2.13 Following the NPPF, the *National Planning Practice Guidance* (NPPG) was published in March 2014 as an online resource offering advice and guidance on a range of planning and development matters.
- 2.14 Section 2a of the NPPG is concerned with housing and economic development needs assessments. A number of sub-sections and paragraphs are relevant to the consideration of potential employment land allocations and development, as follows.
- 2.15 Paragraph 008 recognises that there are economic market segments and that not all types of economic development will have the same appeal for different occupants. Effectively the NPPG is indicating the need to ensure that there is market choice.
- 2.16 In paragraph 030 of Section 2a, the Guidance notes that plan-makers should consider:
  - recent patterns of employment land supply and loss to other uses:
  - · market intelligence and market signals;

- the existing stock of employment land indicating the demand for and supply of employment land and recognising that existing stock may not reflect the future needs of business; and
- take-up of sites and other data on availability and vacancies is to be used to understand the spatial implications of 'revealed' demand for employment land.
- 2.17 Paragraph 030 continues advising that the location and premises requirements of particular types of business will be important. The Guidance also highlights the need to identify over-supply or evidence of market failure (where physical or ownership constraints prevent employment sites from being used effectively).
- 2.18 Paragraphs 031 033 establish how employment land requirements should be considered based on historic, current and forecast future trends. In particular, the Guidance anticipates that the available stock of land should be compared with the particular requirements of the area in order to reflect the increasing diversity of employment generating uses. The Guidance emphasises the importance of mixed-use development and the provision of a variety of employment sites.
- 2.19 Paragraph 033 is concerned with forecasting future economic trends with the key output being an estimate of the scale of future needs broken down by economic sectors. The available stock of employment land should be compared with the particular requirements of the area so that any gaps in provision can be identified.



- 2.20 Employment land requirements are to be considered through four key relationships according to paragraph 034, namely:
  - Standard Industrial Classification (SIC) sectors to Use Classes;
  - SIC to types of property;
  - · employment to floorspace (employment density); and
  - floorspace to site area (plot ratio based on industry proxies).
- 2.21 Section 3 of the NPPG deals with housing and economic land availability assessments. Paragraph 001 highlights the importance of identifying a future supply of land that is suitable, available and achievable for housing and economic development uses over the plan period. The approach advocated includes assessing site suitability for employment development and the likelihood of development coming forward.
- 2.22 At Section 3, paragraph 3 the NPPG advises that previously allocated employment (and housing) land should be re-appraised as it may be necessary to assess whether circumstances have changed which would alter their suitability for economic development.
- 2.23 The approach and method adopted in this SELAA aligns with the requirements of the NPPG and follows the method set out therein with respect to establishing and assessing existing and potential future employment land availability.

## **Regional and Local**

### **Coast to Capital LEP: Strategic Economic Plan (SEP)**

- 2.24 The Coast to Capital Local Enterprise Partnership (C2C LEP) published its *Strategic Economic Plan* (SEP) in March 2014 identifying its vision, objectives and critical elements of land, property and infrastructure that are necessary to secure economic growth and to support new public funding from Government.
- 2.25 The Coast to Capital Local Enterprise Partnership encompasses Brighton & Hove, Croydon, the Gatwick Diamond, East Surrey, Lewes and West Sussex. The area includes over 1.9m people and more than 85,000 businesses with 776,000 jobs.
- 2.26 The Coast to Capital Growth Deal was published on 7<sup>th</sup> July 2014 with the aim of encouraging growth across the Coast to Capital region through targeted investment in infrastructure and innovation. The Growth Deal totals £202 million from the Government's Local Growth Fund to deliver the Strategic Economic Plan.
- 2.27 Under the Growth Deal the investments will create at least 14,000 new jobs and allow 5,000 new homes to be completed contributing towards the 100,000 new homes over 25-year target.
- 2.28 The SEP establishes six strategic priorities:
  - 1. Successful growth locations, including transport investment;



- 2. Successful businesses:
- 3. Building competitive advantage;
- 4. Skills and workforce;
- 5. Growth is digital; and
- 6. Housing and infrastructure.
- 2.29 Of these strategic priorities, the most relevant to the SELAA are:
  - 1. Successful growth locations and transport infrastructure this priority seeks to bring forward a programme of investment in transport infrastructure; to deliver interventions in brownfield and greenfield sites which will provide the capacity for employment and housing growth. The priority identifies that strategic business and employment locations are not homogenous and comprise a mix of strategic corridors, cities, towns and strategic sites. Burgess Hill is identified as one of these strategic business and employment locations.
  - 3. Build competitive advantage this priority identifies that the LEP will focus on economic sectors where there is a competitive advantage. These are listed as: creative digital and IT; advanced engineering (including marine and automotive); environmental technologies (low carbon and renewables); business and financial services; and healthcare and life sciences. Food production and tourism are also noted as important sectors for some parts of the LEP.

#### **Greater Brighton City Deal**

- 2.30 The Greater Brighton City Deal (March 2014) (which includes Mid Sussex District) has subsequently secured a significant funding settlement with Government that supports a substantial programme of infrastructure and development investment aligned with the LEP's Strategic Plan, including works necessary to support a Science Park development.
- 2.31 Under the Deal agreed with Government, £165 million of investment across Greater Brighton is envisaged in the medium term to create a network of Growth Centres in key locations. This is to allow the Brighton economy to expand beyond the limitations imposed by the City's physical restrictions and lack of available employment sites and floorspace.
- 2.32 The identified Growth Centres include a new Business and Science Park at Burgess Hill (as set out on page 8 of the City Deal agreement). The City Deal recognises the importance of ensuring that economic growth opportunities are captured within the local area and that there are distinct benefits arising for all partners to the City Deal.

## Mid Sussex Local Plan, 2004

2.33 The local development plan policy context is established by the saved policies of the *Mid Sussex Local Plan* (2004) together with the made (i.e. adopted) Neighbourhood Plans.



- 2.34 The emerging draft policies of the *Mid Sussex District Plan, 2031* (November 2015), together with draft, prereferenda Neighbourhood Plans are also important, albeit with more limited weight given that these plans are not yet fully tested at examination or adopted.
- 2.35 The *Mid Sussex Local Plan* was adopted on 7<sup>th</sup> May 2004. A number of policies were saved by direction of the Secretary of State in September 2007 and remain relevant to the SELAA particularly with respect to the protection of landscape character (including the South Downs National Park and High Weald Area of Outstanding Natural Beauty); the capacity for new development outside settlement boundaries; the protection of strategic and local gaps to avoid settlement coalescence and loss of identity; and protection for environmental assets of international, national and local importance.
- 2.36 At the time of writing there are nine 'made' Neighbourhood Plans in the District. The District Council anticipates that further Neighbourhood Plans will be made in the short term and expects to see almost complete coverage of the District by Neighbourhood Plans in due course.
- 2.37 The individual Neighbourhood Plans' policies are not set out in detail herein but when they are made they form part of the Development Plan for the District and are material considerations in plan-making and decision-taking. The Employment Sites Survey Assessment has identified a number of existing and potential employment sites that have been allocated through relevant Neighbourhood Plans.

#### **Draft Mid Sussex District Plan, 2031**

- 2.38 The *Mid Sussex District Plan 2014 2031: Pre Submission Draft* was published in June 2015 with a further Focused Amendments Plan published for consultation in November 2015.
- 2.39 The Pre-Submission Draft Plan confirms the overall vision and strategic objectives in Chapter 2. The Vision is:

"A thriving and attractive District, a desirable place to live, work and visit. Our aim is to maintain, and where possible, improve the social, economic and environmental well-being of our District and the quality of life for all now and in the future".

- 2.40 The vision is underpinned by four priority themes that support a series of fifteen Strategic Objectives. The most relevant Objectives for this SELAA include:
  - SO2. To promote well located and designed development that reflects the District's distinctive towns and villages, retains their separate identity and character and prevents coalescence
  - SO3. To protect valued landscapes for their visual, historical and biodiversity qualities
  - SO6. To ensure that development is accompanied by the necessary infrastructure in the right place at the right time that supports development and sustainable communities. This includes the provision of efficient and sustainable transport networks;



- SO7. To promote a place which is attractive to a full range of businesses, and where local enterprise thrives;
- SO8. To provide opportunities for people to live and work within their communities, reducing the need for commuting.
- 2.41 Paragraphs 3.4 and 3.5 highlight the high quality, valued environment of Mid Sussex and notes the importance of the countryside in offering a wide range of social, economic and environmental benefits. The paragraph emphasises that the location, nature and quality of new development is therefore of the utmost importance to ensure that this environment is protected and enhanced where possible.
- Paragraph 3.5 continues referencing work undertaken by 2.42 advisers Land Use Consultants for the Council to identify District's capacity to accommodate development. It notes the key findings in terms of the heavily constrained nature of much of the District by environmental and landscape/attractive countryside designations, with some two-thirds of the District covered by 'primary' constraints to development such as the South Downs National Park and the High Weald Area of Outstanding Natural Beauty (AoNB). Secondary constraints in terms of areas that are sensitive to development pressures are also identified as informing the overall, proposed spatial strategy and levels of development.

- 2.43 Paragraph 3.8 identifies the location of Mid Sussex within the Gatwick Diamond as offering the potential to enhance the economic prosperity of the area. It states that the Draft Plan promotes strategic development at Burgess Hill and includes proposals for high quality employment floorspace to enable the towns of Mid Sussex to become more sustainable and to boost the area's economy.
- 2.44 Paragraph 3.19 notes that the strategy will seek to locate homes and employment opportunities as part of development at Burgess Hill. Work has progressed to develop 3,500 4,000 new homes to the north and north west of the town alongside new employment development.
- Policy DP2 (Sustainable Economic Development) -2.45 supports the creation of some 278 jobs per annum in the plan period (the policy has subsequently been amended in the Focused Amendments to 330 new jobs per annum). This is to be achieved through: encouraging high quality development of land and premises; supporting existing businesses and allowing them room to expand; encouraging inward investment and the promotion and expansion of clusters/networks of knowledge, creative and high technology industries; seeking the provision of infrastructure to support business growth. In particular, the policy identifies the allocation of 20-30 hectares of land as a high quality business park at Burgess Hill to the east of Cuckfield Road. The policy also sets out that the development of a Science and Technology Park has been proposed to support research and development and to provide employment for the wider areas. The policy



- highlights that a broad location (indicated on the Policies Map) to the west of Burgess Hill has been identified in the Coast to Capital LEP SEP for the Science Park.
- 2.46 Policy DP7 (General Principles for Strategic Development at Burgess Hill) this policy is concerned with establishing the over-arching principles for growth and development in Burgess Hill. It sets out a range of principles, including: the provision of additional, high quality employment opportunities including business and science park developments; improvements to public transport, walking and cycling; transport improvements that take account of the wider impact of the development on the surrounding area; and highway improvements in and around Burgess Hill to address limitations of east-west movement through the town.
- 2.47 Policy DP10 (Protection and Enhancement of the Countryside) the draft policy sets out that the countryside will be valued for its own sake, recognising its intrinsic character and beauty. Development outside built-up area boundaries is permitted subject to maintaining or enhancing the quality of the rural and landscape character of the District; and if it is necessary for agriculture, supported by a specific policy reference in the Plan or Neighbourhood Plan. The policy notes the evidence base contained in the Landscape Character Assessment and the Capacity of Mid Sussex District to Accommodate Development Study in order to assess the impact of development proposals on the quality of rural and landscape character.
- 2.48 Policy DP11 (Preventing Coalescence) continues the approach taken in the Adopted Local Plan stressing the importance of maintaining the separate identity of each settlement in the District. Development is permitted if it does not result in the coalescence of settlements which harms the separate identity and amenity of settlements and if it would not have an unacceptable urbanising effect on the areas between settlements. The policy identifies that Local Gaps can also be created through other Development Plan Documents or Neighbourhood Plans based on objective evidence and a demonstration that existing local and national policies cannot provide the necessary protection.
- 2.49 Policy DP19 (Transport) this draft policy establishes that new development will be required to support the objectives of the West Sussex Local Transport Plan 2011 2026. The Plan's objectives include the provision of a high quality transport network that promotes a competitive and prosperous economy; and a network that affords access to services, employment and housing. In meeting these objectives, the draft policy permits development only where inter alia:
  - it is sustainably located to minimise the need for travel;
  - it facilitates and promotes the increased use of alternative means of transport to the private car, such as the provision of, and access to, safe and convenient routes for walking, cycling and public transport, and includes suitable facilities for secure and safe cycle parking;



- does not cause a severe cumulative impact in terms of road safety and increased traffic congestion; and
- provides appropriate mitigation to support new development on the local and Strategic Road Network.
- 2.50 Focused Amendments to the District Plan were published for consultation in November 2015, with the consultation period closing in January 2016.
- 2.51 The Focused Amendments include a number of modifications to the previous Draft District Plan particularly concerning housing provision over the plan period.
- 2.52 The Focused Amendments propose an increase in the planned housing requirement from 650 to 800 dwellings per annum (dpa) (13,600 dwellings over the plan period 2014 31). Modifications to policy DP5 (Housing), the supporting text and consequential amendments to other policies/paragraphs are therefore proposed to bring this increase in provision about.
- 2.53 The increase to the District's requirement is above its calculated Objectively Assessed Housing Need (OAN) and has been proposed in order to better reflect and accommodate un-met housing needs arising in other local authority areas through the Duty to Co-operate. In order to secure the additional dwellings, the Focused Amendments also include a density policy and additional residential site allocations (including a strategic site for 600 new dwellings to the east of Pease Pottage).

2.54 The District's future employment target has also been amended with alterations to draft policy <u>DP2</u> (Sustainable <u>Economic Development</u>). The revised employment target is for 330 new jobs per annum over the plan period (5,610 net new jobs).

## **Northern West Sussex Economic Growth Assessment** (EGA)

- 2.55 The Northern West Sussex Economic Growth Assessment (EGA) was prepared by consultants NLP for the Northern West Sussex local authorities (Crawley Borough, Horsham and Mid Sussex Districts). The Report was published in April 2014.
- 2.56 The purpose of the work was to define and consider the current position of the local economy and demand/supply considerations in respect of employment land; evaluate the options available for future growth including the testing of various scenarios; and provide recommendations as to the most appropriate option(s) setting out how the local authorities may best achieve economic growth.
- 2.57 The Report is focused on the employment space needs of the B Use Class sectors but also considered future projections for growth in non-B Class sectors (such as retail, leisure and healthcare) to show how the economy in each area could change in the future.
- 2.58 The EGA was predicated on an assumption that Gatwick Airport would develop to its maximum capacity of 45 million passengers per annum within its existing runway



capacity. The continued safeguarding of land for the future expansion of the Airport in Crawley was, however, identified and considered as a key economic constraint through the EGA work.

#### Functional Economic Relationships

- 2.59 Section 2 sets out the extent of the Northern West Sussex sub-region and Figure 2.1 identifies the context for the area. All of Mid Sussex and Burgess Hill are encompassed within the Northern West Sussex area which itself forms part of the wider Gatwick Diamond and is within the Coast to Capital LEP functional economic area.
- 2.60 Functional economic relationships are explored in paragraphs 2.15 onwards and shown in Figure 2.3, based on the 2001 Census. This highlights a broad geographic footprint for Northern West Sussex but also a clear concentration along the A23/M23 corridor and in the A27 coastal West Sussex area. Crawley is noted to attract significant daily commuting flows from both Horsham and Mid Sussex, but there is also an important reverse flow from Crawley to Mid Sussex as Figure 2.4 demonstrates. With updated travel to work data from the 2011 Census now available, the flows and patterns of commuting work travel are shown to reinforce the net out-commuting flow from Mid Sussex District to other centres in Northern West Sussex, to Brighton & Hove and to London.

**Employment Floorspace Stock and Market Conditions** 

- 2.61 The EGA established that the current stock of B Use Class employment floorspace (Figure 2.6) totals 2,570,000 sq. m of which 24% was in Mid Sussex District based on 2008 Valuation Office Agency (VOA) data. The EGA's commentary noted in the 2000-2012 period that Mid Sussex and Horsham saw the largest gains (18% and 13% respectively) in industrial space (B1c and B2 uses) while Crawley recorded a reduction of 7%. Mid Sussex recorded a decline of 4% in its B1 office stock.
- 2.62 The state of the commercial property market was also set out in Section 2. Paragraphs 2.32 and 2.33 emphasise that the property market in Northern West Sussex is relatively insular and self-contained. Enquiries for business floorspace tend to originate from within the subregion. Crawley is the notable exception, particularly at Manor Royal. Burgess Hill is also particularly identified as competing with other locations in the Gatwick Diamond and Coast to Capital LEP area for occupiers and investment.
- 2.63 The trends for commercial space in Northern West Sussex were identified as generally weak at paragraph 2.34, with the office market in particular being impacted by occupier uncertainty. However, the EGA reported that there has been a recent upturn in enquiries for office space. The industrial market was stated to be static through the downturn continuing to attract demand from a variety of sectors and for a range of premises sizes.
- 2.64 At paragraph 2.36 the EGA records that there is a market view that the sub-region is running out of floorspace to meet the requirements of local companies looking to



expand or relocate and also for new companies moving to the area. The harmful effect on the Northern West Sussex economy is identified, as jobs may be lost due to a lack of suitable employment space.

#### **Gatwick Airport**

2.65 In Section 3, the EGA Report identified the influence that Gatwick Airport has on both the office and industrial market in Crawley. The Report stated that there is some 23,000 sq. m of office accommodation within the Airport with about 4,000 sq. m of available floorspace (18% vacancy rate). The office space located on the Airport is restricted to aviation-related users and vacancy levels are noted in the EGA to arise from structural changes to international aviation business demands.

#### Mid Sussex District

- 2.66 Turning to Mid Sussex District in Section 5, the EGA confirmed that the proportion of B Use Class jobs in the District remained constant over the last 16 years at between 38% 45% of all jobs in Mid Sussex.
- 2.67 Business services, health, education, retail and accommodation/food services were the principal economic sectors in the District. 20% of jobs were in the public sector with strong representation especially from health and education sectors.
- 2.68 The commuting trips analysis in paragraphs 5.23 5.24 and Figure 5.7 (based on 2001 Census) illustrate Mid Sussex as a location with a high rate of out-commuting.

Over 29,000 residents work elsewhere (mostly in Crawley) as well as in Brighton & Hove, Reigate & Banstead and Tandridge and Horsham. London accounts for some 25% of commuting trips from the District. Mid Sussex is described in the EGA as a net exporter of labour with a net outflow of some 16% of the resident workforce.

- 2.69 The current stock of employment floorspace at the time of writing of the EGA was 605,000 sq. m according to paragraph 5.25 with much of the supply formed of industrial (B1c and B2) and distribution and warehousing space (41% and 29% of the total stock respectively). The commercial office stock (B1) was stated at 181,000 sq. m, representing some 30% of all employment floorspace in the District.
- 2.70 The distribution of the District's office stock is primarily concentrated in Haywards Heath (31%), Burgess Hill (25%) and East Grinstead (24%) according to Figure 5.10.
- 2.71 The stock of industrial floorspace is noted to be concentrated around Burgess Hill (42%) and the A273 corridor.
- 2.72 Paragraph 5.30 identifies that 77% of all commercial office space was built before 1980 (50% before 1940) and is therefore relatively old. The proportions were considered to be significantly higher than the wider South East region (65% and 40% respectively). For industrial space, 70% is pre-1980, higher than the regional equivalent of 66%.
- 2.73 Mid Sussex vacancy levels were around 12% of total stock. Industrial floorspace vacancy was recorded as 8%



- in Burgess Hill. These levels of vacancy are considered normal for the market (10% is usually considered a reasonable average vacancy level).
- 2.74 Levels of new B Use Class floorspace are outlined in Figure 5.12 and paragraph 5.36 of the EGA which show that across the 2002-2012 decade an average of just over 9,550 sq. m per annum was completed, reflecting losses of B Use Class space through re-development for other uses. Losses of B1a/b office space and B8 distribution and warehousing space were considered to be relatively modest with a variable pattern year on year.

### **Employment Sites Supply**

- 2.75 The EGA reviewed the supply of existing employment sites and land in Section 6. Table 6.1 identifies a total of 31 sites in Mid Sussex representing 191.4 hectares of employment land.
- 2.76 Although not assessed in the EGA, the role of a new strategic employment site to the north and west of Burgess Hill was identified in the EGA at paragraph 6.105. An application for 15 hectares (50,000 sq. m) of B Use Class employment to the south of the A2300 known as 'The Hub' was also identified in the report (the site now has planning permission).

## <u>Future Economic Growth and Employment Floorspace</u> <u>Requirements</u>

2.77 Section 7 of the EGA considered the future economic growth and employment floorspace requirements for Mid

Sussex District. It identified at paragraph 7.49 a need for 148,250 sq. m of employment floorspace under the Baseline job growth scenario to 2031; this equated to an estimated 30.7 hectares of additional employment land. Under the Higher Growth scenario, the requirement increased to 242,080 sq. m (52.8 Ha).

- 2.78 Existing, undeveloped, employment allocations, sites and outstanding planning permissions (excluding any allocations proposed in the Draft Plan such as land to the north and west of Burgess Hill) provided 29.9 hectares of employment land in the District but with a focus on industrial (B1c, B2 and B8 uses) accounting for 70% of that supply. Office and mixed B Use Class land represented the other 30% of potential existing undeveloped supply. Half of the space was noted to be concentrated in the Burgess Hill area.
- 2.79 On this basis, the EGA showed that under the Baseline economic growth scenario, Mid Sussex would have a slight shortfall of -0.8 hectares in available employment space.
- 2.80 In paragraph 8.42 the EGA noted that under the more aspirational Higher Growth economic growth scenario (resulting in a requirement for 52.8 hectares of new employment land 2011 2031), the shortfall of available floorspace would be some 10.4 hectares, necessitating the allocation of new employment land.
- 2.81 The need for a mix and choice of employment sites was identified and the EGA considered this for Mid Sussex in



- paragraphs 8.43 8.45, concluding that there would be a shortfall of office space of circa 2.9 hectares.
- 2.82 Qualitative factors were then considered and the EGA highlighted the relatively old and limited new development of office stock in Mid Sussex resulting in a shortage of top quality, Grade A space. The EGA noted that a lack of readily available land for new office and industrial development was beginning to divert enquiries outside of the District, as requirements cannot be met. The EGA concluded in paragraph 8.51 that without intervention there was a risk that the ability of Mid Sussex to accommodate indigenous expansion and new inward investment will become increasingly undermined.

### **Burgess Hill Employment Sites Study**

- 2.83 The *Burgess Hill Employment Sites Study* (March 2015) was prepared by consultants CCL for the Council.
- 2.84 The aim of the commission was to review, update and evaluate evidence to support the proposed strategic allocation of up to 30 hectares of B Use Class employment land at Burgess Hill along the A2300 strategic transport corridor.
- 2.85 The overall conclusions of the report, based on the analysis and evidence evaluated, demonstrated that the proposed strategic employment allocation was necessary in order to help meet employment land and commercial market demands in in Mid Sussex District and support neighbouring authorities with potential unmet employment land needs. The report's conclusions are

- that the proposed 30 hectare allocation to the west of Burgess Hill is suitable, available and achievable.
- 2.86 In Section 3, the report provided an assessment of employment land demand for Mid Sussex covering the period 2014 2031. The assessment updated the economic demand assessment set out in the earlier *Economic Growth Assessment* report and concluded:
  - Mid Sussex had seen a steady economic recovery since the recession. Forecasts are for an economic growth rate of 2.1% per annum between 2011 and 2031 (Experian, December 2014). This compared with a forecast economic growth rate of 2.35% per annum for West Sussex for the same period.
  - Employment growth in Mid Sussex between 2001 and 2011 was slightly above the West Sussex and South East average according to the ONS. However, economic forecasters indicate a reduction in employment in this period for Mid Sussex.
  - Employment growth reflected an increased level of part-time and contract-hour working in certain sectors in Mid Sussex, resulting in an overall reduction in employment on a full-time equivalent (FTE) basis.
  - The economic forecasts for Mid Sussex from Experian (December 2014) showed a different pattern of growth by industry sector compared with the earlier, May 2013 Experian forecasts. This resulted in a slight reduction in the forecast number of total jobs between 2011 and 2031 (from, 10,425 in the May



2013 Experian forecasts to 9,563 in the December 2014 Experian forecasts, both on a workforce-basis). The forecasts for the period 2014-31 were for an increase of 4,790 jobs (FTE basis) (annualised to 282 jobs per year).

- The B Use Class employment forecasts translated into a potential gross land demand requirement of 19.5 hectares under a Baseline Assessment (Table 3.9) split as 19.1 Ha for B1c, B2 and B8 Use Classes and 0.4 Ha for B1a/b office uses.
- Sensitivity analysis was applied that indicated a potential range of 15.7 to 31 hectares across the period 2014-31 (as set out in Table 3.10 of the report).
- An alternative set of economic forecasts was obtained from Oxford Economics. This suggested a lower absolute level of total employment growth in Mid Sussex between 2014 and 2031 compared with the Experian forecasts (using a workforce-based definition).
- The Oxford Economics forecasts suggested a higher level of B Use Class employment growth (workforcebased) than the Experian forecasts. When translated into a potential land demand requirement, this equated to approximately 35 hectares.
- An assessment of the potential impacts of Gatwick Airport on employment land demand in Mid Sussex was carried out. Under a 'No Second Runway'

## scenario, this could lead to an additional requirement for 4.7 hectares of land.

2.87 The overall conclusion from the assessment set out in the report was that there was a realistic economic demand requirement for approximately 25-30 hectares of additional employment land in Mid Sussex between 2014-31.

## Mid Sussex District Housing and Economic Growth Needs Assessment (HEDNA) Update

- 2.88 The District Council has prepared two *Housing and Economic Development Needs Assessment* (HEDNA) reports. The first was published in March 2015 and the most recent, updated version in November 2015.
- 2.89 The purpose of the HEDNA was to set out the methods and calculations of the District's housing and economic development needs to establish the Objectively Assessed Need (OAN).
- 2.90 The HEDNA report advises that it was prepared using the latest available information in accordance with the NPPG (section 2a, paragraph 016).
- 2.91 Much of the focus of the HEDNA is concerned with establishing the need for housing but the report does also examine the economic development needs arising from housing growth.
- 2.92 Section 7 is concerned with economic development needs and updates the forecasts of quantitative need. It confirms at paragraph 7.10 that the Burgess Hill



Employment Sites Study offers the most recent information on the need for employment development in Mid Sussex. It highlights in paragraph 7.12 that the latest forecasts for the 2014-31 period are for an increase of 4,790 jobs (FTE basis) and that this equates to 282 new jobs per annum.

2.93 The HEDNA concludes in paragraph 7.17 that the number of new jobs proposed in Burgess Hill and other likely employment allocations and developments in the District would be greater than the resident workforce jobs based on a housing OAN of 695 dwellings per annum (dpa). With the Draft District Plan's proposed planned housing requirement of 800 dpa (to include support for unmet needs arising outside of Mid Sussex), the HEDNA

concludes that job creation would be broadly aligned with the additional resident workforce jobs that would be generated for housing options up to 800 dpa. It indicates that housing provision higher than this would likely require further allocation of employment land. It does not, however quantify any further employment land need that would arise in such a situation.



## 3. APPROACH AND METHOD

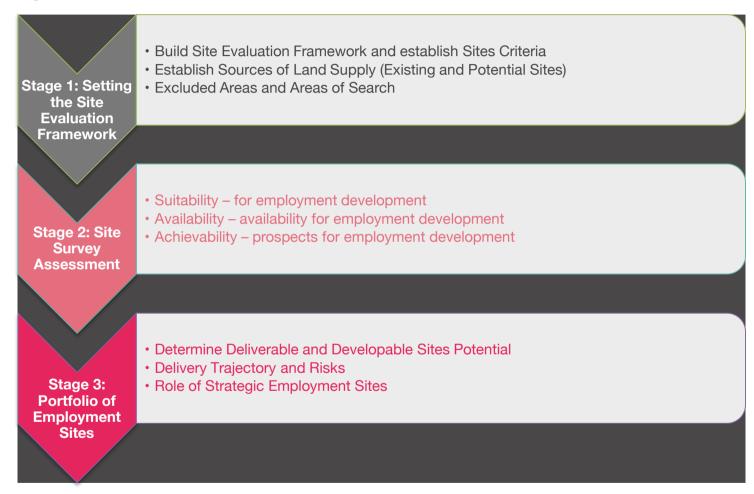
## Introduction

- 3.1 This section outlines the approach and method used to prepare an objective and practical assessment of employment land sites and floorspace for Mid Sussex District
- 3.2 The assessment work is focused on land supply for Bclass employment floorspace covering the following categories:
  - B1 Business (offices, research & development, light industry);
  - B2 General Industrial; and
  - B8 Storage or Distribution (wholesale warehouses, distribution centres).
- 3.3 In accordance with the requirements of the National Planning Policy Framework and the National Planning Practice Guidance, and on the basis that Mid Sussex District Council has already invested in a significant body of economic and employment analysis and reports over the period of the Draft Plan's preparation, and prior to that, this Report makes best use of available information as far as possible and as appropriate. Data sources and the use

- of existing information are identified in each of the relevant sections of the report.
- 3.4 The analysis has been undertaken through a combination of desk-based and site survey work using published and available information, and the overall process is shown in Figure 3.1 below.
- 3.5 The methodology comprised linked stages of work described in detail in the following sections.



Figure 3.1: SELAA Site Assessment Process - Overview



Source: CCL, 2016



## **Stage 1: The Site Evaluation Framework**

#### **Site Assessment Evaluation Framework**

- 3.6 The role of the SELAA is to ensure that the Council has a robust understanding of the amount and nature of land with potential for economic development within the B Use Classes.
- 3.7 A central component of the SELAA work has been the development of an objective Site Assessment Evaluation Framework for the analysis of employment land and floorspace supply. The complete Framework of surveyed sites is included at **Appendix 2**.
- 3.8 The details of the Site Assessment Evaluation Framework include a focus on creating a balanced approach that appraises a range of key indicators and characteristics in a transparent and objective way. The framework is consistent with existing assessment criteria in the current *National Planning Practice Guidance* (particularly Section 3).
- 3.9 The Framework has enabled existing and potential sites and floorspace to be evaluated in a structured and logical manner, allowing a 'priority categorisation' of employment sites to be prepared. The purpose of this is to ensure that there is a clear and consistent logic to the assessment of each existing or potential site.
- 3.10 The Framework uses an objective grading and ranking approach for most of the site indicators. This combines

quantitative scoring within defined ranges for individual indicators together with qualitative commentary where appropriate. A full description of each of the ranges and scoring indicators is set out in **Appendix 1**.

## **Establishing Sources of Supply**

- 3.11 There are various sources of information to assist in identifying existing and potential employment land and floorspace supply. A basic site size of 0.25 Ha and 500 sq. m has been applied in accordance with the NPPG.
- 3.12 The potential sources of employment land/floorspace sites supply are drawn from the following sources:
  - Existing and emerging District Plan and Neighbourhood Plans;
  - Northern West Sussex Economic Growth Assessment, 2014;
  - MSDC Call for Sites process, August 2015;
  - Draft District Plan proposed allocations for employment land (including those contained in larger mixed-use allocations);
  - MSDC Planning Register (including refused/withdrawn applications for employment development) and District Monitoring Reports;
  - Review of the MSDC Strategic Housing Land Availability Assessment (SHLAA) to identify potential sites that, while not concluded to be appropriate for



- residential development, may be acceptable for employment use;
- · Review of Ordnance Survey and aerial imagery;
- Housing and Economic Development Needs Assessment (HEDNA), February 2015;
- Burgess Hill Employment Sites Study, March 2015; and
- West Sussex County Council Commercial and Industrial Development Survey, 2015.
- 3.13 There are a number of sources of information that assist in identifying and assessing employment land sites in the District. These include:
  - the Commercial and Industrial Development Survey 2015. Identifies existing planning permissions data, and is produced by West Sussex County Council;
  - the Call for Sites exercise undertaken by Mid Sussex District Council during 2015;
  - potential employment site details, held by Mid Sussex District Council;
  - the Northern West Sussex Economic Growth Assessment (EGA) of 2014. The Employment Land Review undertaken as part of this study identified 31 employment sites within Mid Sussex, with details incorporated into the assessment of sites schedule supporting the SELAA;

 Burgess Hill Strategic Employment Land Study (March 2015) which included analysis of employment land and sites in and around Burgess Hill. Further work to support the identification of land for a new Science and Technology Park near Burgess Hill also included locational analysis and critical review of potential, alternative locations in a wide area around Burgess Hill, Bolney, Hurstpierpoint, Hassocks, Sayers Common and Albourne. These studies have identified additional potential employment sites within Mid Sussex.

#### **Excluded Sites and Areas of Search**

- 3.14 An initial desktop review was undertaken to exclude those sites that should automatically be excluded from the assessment. Where constraints exist on part of the site, the remainder was considered in the SELAA.
- 3.15 Sites were excluded from assessment if they were:
  - less than 0.25 hectares or 500 sq.m of employment development floorspace – the exclusion of these sites and floorspace is in accordance with the levels set in the NPPG;
  - not within or adjoining to an identified settlement or previously developed land (PDL). Only sites within or nearby to an 'identified' settlement in accordance with the District settlement hierarchy (set out in the the District Plan Key Diagram and in policy DP6) or a PDL site were considered as part of the assessment;



- sites in the District but which fall within the South Downs National Park (SDNP) as this area lies outside the boundaries for the Mid Sussex District Plan:
- within the High Weald Area of Outstanding Natural Beauty (AoNB). This area forms a large part of the District. It is a national level protected area within which development is restricted. The SELAA has excluded sites within this area that are not existing employment sites or previously developed land;
- within function flood plains (flood zones 3a and 3b) land that is in functional flood plains was not included in the SELAA;
- Sites of Special Scientific Interest these are important, statutorily protected areas used for recreational, amenity and educational/scientific purposes and were excluded from the SELAA;
- within Special Areas of Conservation these areas are protected sites designated under the European Commission Habitats Directive;
- within Special Protection Area these areas are protected sites designated through the European Commission Birds Directive:
- Scheduled Ancient Monuments and Ancient Woodlands – these sites are identified as historic assets of heritage value and are protected in law and through national planning policy;
- designated Local Green Spaces the NPPF sets out that such sites should be ruled out for new

## development other than in very special circumstances.

- 3.16 There are evident primary constraints to development capacity to the north and south of Burgess Hill in Mid Sussex District as identified in Figure 4 of the Mid Sussex District Plan: Pre-Submission Draft (June 2015) and Figures 2.3 and 3.2 of the Capacity of Mid Sussex to Accommodate Development Study (June 2014) prepared for the District Council by Land Use Consultants. This Study represents recently prepared evidence underpinning the emerging District Plan and which takes into account current statutory landscape, environmental and development designations as well as providing a synthesis assessment of areas of development capacity. It identifies the South Downs National Park and the High Weald Area of Outstanding Natural Beauty as primary constraints to development.
- 3.17 The National Park runs in an east-west direction with its northern border near Albourne and stretches southwards to the development boundary of Brighton & Hove City. The Area of Outstanding Natural Beauty stretches east-west running northwards from Bolney and encompassing land to the boundaries of Crawley and north of Haywards Heath. The SDNP area has therefore been excluded from the SELAA and possible sites in the AoNB restricted as noted previously.
- 3.18 The Capacity of Mid Sussex to Accommodate Development Study has therefore been used to focus and guide broad locations, and areas for inclusion and exclusion for the SELAA.



- 3.19 The **Site Assessment Evaluation Framework** was applied to the assessment of existing commercial B Use Class land and floorspace, relevant brownfield and greenfield land promoted through the District's Commercial Call for Sites exercise, and other sources of potential supply.
- 3.20 The assessment of existing and potential sites has been undertaken based on structured Site Assessment Proformas for each site.
- 3.21 Each site survey proforma contained information to guide the site survey approach and inform the issues that need to be tested and checked on site. This has ensured that site surveys have a robust foundation and that centrally collected data reflects current local conditions.
- 3.22 The Site assessment survey data was collated from the completed proformas into an Excel spreadsheet with a unique reference number allocated for each site assessed.

# **Stage 2: Conducting the Site Survey Assessment**

#### **Assessment Indicators and Measures**

3.23 The criteria used to assess the employment sites draws from the NPPG at Section 3, and particularly paragraph 016, that sets out a series of assessment criteria for

potential employment sites/locations, namely factors such as:

- site size, boundaries and location;
- current land use and character of the surrounding area;
- physical constraints (access, contamination, steep slopes, flooding, natural features of significance, location of infrastructure/utilities:
- potential environmental constraints;
- where relevant, development progress (ground works completed, number of units started, number completed, etc.); and
- initial assessment of whether the site is suitable for a particular type of use or as part of a mixed-use development.
- 3.24 Sites or parts of sites which do not meet the exclusion criteria set out above and were not therefore automatically discounted from the SELAA assessment were taken through to the appraisal of 'suitability' 'availability' and 'achievability' undertaken through a combination of desktop and primary (site survey) work.

## A: Suitability

## **Locational Factors**

3.25 Sustainable development locations are established through the District Plan and informed by appropriate



evidence base information, not least the plan's Sustainability Appraisal and work such as the *Capacity of Mid Sussex to Accommodate Development Study*. It is not therefore the purpose or role of the SELAA to identify what locations may be sustainable for future development or land uses. It is however essential that the SELAA takes a practical and objective view to ensure that locations which are more likely to be sustainable for employment land uses are considered through the SELAA. It is for the District Plan to define the spatial strategy and where land use allocations will occur.

- 3.26 Sites located within or in close proximity to an existing, identified settlement (in accordance with the District's hierarchy) were considered through the SELAA process.
- 3.27 The locational status of the site in terms of whether it was a brownfield (previously developed land) or greenfield location was recorded. Previously developed land both within and outside settlements was included.

## Physical Attributes

- 3.28 Physical constraints to employment land development relate to general matters that may present a permanent constraint to development and prevent a site or floorspace from being 'suitable' or constrained in the type or level of B Use Class activity that could occur. Such factors include:
  - Building age;
  - Building quality;

- Surrounding land uses;
- Topography (land slope/gradient); and
- Site shape.

#### **Environmental Factors**

- 3.29 Understanding the environment is a critical factor in assessing the potential for employment land sites and is an important component in determining site 'suitability'.
- 3.30 Assessment of environmental factors for sites and floorspace in the SELAA was undertaken by reference to the composite environmental, infrastructure agricultural land classification and landscape evidence base set out in the Capacity of Mid Sussex to Accommodate Development Study.
- 3.31 Where necessary, site-level environmental constraints were further reviewed and checked through both desk-top information provided from DEFRA, the Environment Agency, English Heritage and Natural England as well as through the on-site surveys.

## **Utilities and Infrastructure**

- 3.32 Through desk-top assessment, an analysis of the extent to which utilities infrastructure cover a site and their potential impact were considered. The following were included within the consideration of infrastructure constraints:
  - high pressure gas pipelines;
  - national grid transmission lines; and



immovable communication links.

### **B:** Availability

- 3.33 Sites were examined in relation to whether they are 'available' for development. Availability (and 'Achievability') of sites is effectively a consideration of the viability and deliverability of sites, and therefore whether they are realistic and credible opportunities for delivery during the plan period.
- 3.34 The critical elements for establishing availability in the SELAA were:
  - Planning site constraints;
  - Access constraints;
  - Servicing and parking constraints.
- 3.35 Existing sites and those with extant planning permissions, or allocated in either the District Plan or relevant Neighbourhood Plan, were automatically considered to be available and were re-surveyed and reviewed as part of the SELAA process.

### Planning Site Constraints

- 3.36 Land use constraints are effectively focused on planning policy and related designations that preclude or support certain forms of development activity. Such constraints include:
  - Listed Buildings;
  - · Conservation Areas; and

Scheduled Ancient Monuments.

#### Access

3.37 Sites for new employment development were considered in relation to their levels of accessibility and proximity to strategic transport infrastructure (motorway and A-roads, and to existing rail links). Sites were also considered in relation to their location and ability to access essential, supporting services and facilities that are beneficial for employees.

#### C: Achievability

- 3.38 Achievability assessment was only undertaken for those sites that were deemed to be both 'suitable' and 'available'.
- 3.39 A site was considered to be achievable for development where there is a reasonable prospect that it will be developed at a particular time during the plan period. This is effectively a professional judgment about the viability and market demand of a site including:
  - Market factors including:
    - opportunities for expansion of existing sites and floorspace;
    - visibility and prominence of sites and floorspace;
  - Critical mass proximity to other compatible employment uses (clusters);



 Delivery factors – phasing and realistic possible build-out rates within the plan period.

# Stage 3: Drawing Conclusions on the Portfolio of Employment Sites

- 3.40 A portfolio of employment sites and land is necessary in order to support the objectives and policies of the District Plan. The portfolio of employment land needs to ensure that there is a choice and mix of sites for different B Use Class activities in various locations across the District and to offer both urban and more rural (small settlements) sites to support economic growth.
- 3.41 From the Site Survey Assessment of existing and potential employment sites, an appraisal of 'deliverability' and 'developability' can be determined. This is important in helping to establish the supply of employment land and to identify the trajectory of delivery over the plan period, and especially in the first five years:
  - Deliverable sites (1-5 years) in order to establish deliverable sites (within the five-year period) for the development trajectory, sites should be immediately available, offer a suitable location for development now and be found to be achievable with a realistic prospect of their development.

- Developable sites (6+ years) sites that are suitable, available and achievable but where it cannot be established that they are deliverable now (within the five-year period) are identified for inclusion later in the plan period and are considered to be 'developable' employment sites. Such sites may have a higher level of uncertainty or risk to their eventual delivery.
- 3.42 In addition, in order to ensure that a portfolio of employment land is identified and maintained, a series of more strategic employment sites were also identified. These are the sites that form the most critical parts of the existing and potential employment land supply. Sites may be considered as 'strategic' because of their:
  - size and scale their ability to accommodate large amounts of B Use Class employment floorspace;
  - clustering in relation to other existing employment land sites and floorspace;
  - their location in juxtaposition to other employment sites, highly accessible locations, urban centres or major new residential development locations;
  - their existing or potential role in supporting and enhancing particular economic sectors locally or at a wider sub-regional/regional level.



## 4. EMPLOYMENT LAND SUPPLY

## Introduction

- 4.1 This section provides an overarching analysis of the employment land and sites assessment for the District. It is based on the identification and assessment of existing and potential employment land using the methodology described previously in Section 3.
- 4.2 Headline findings are set out here and these draw on the individual assessment of more than 140 existing and possible employment sites in the District. **Appendix 2** contains the results of individual site analyses and the conclusions and recommendations drawn for each.
- 4.3 This section considers the existing employment land supply (i.e. sites and floorspace that already perform a B Use Class role and function). It also examines the possible future employment land supply looking at both the expansion of existing sites but also the potential for new land to form part of the employment land supply.
- 4.4 Strategic or key employment sites are considered with analysis of the employment land portfolio to identify the

- more important sites that comprise the existing and potential future employment land supply.
- 4.5 Finally, this section provides an overarching analysis of the possible development trajectory and possible numbers of jobs that the land supply could support. Key risks/barriers to delivery of future employment land supply are also considered. Again, these analyses are founded on the survey assessment of individual sites.

## **Overview of Employment Land Supply**

- 4.6 Collation of the various sources of employment land supply was undertaken and resulted in a total of 140 sites and areas being identified across the District.
- 4.7 Following an initial process of excluding 23 sites or areas that fell outside eligibility criteria (as set out in Section 3 previously), a total of **118** individual sites were identified and subject to survey and detailed assessment.
- 4.8 Table 4.1 below provides a summary of the headline results from the supply assessment covering existing, committed and proposed allocation sites. The site survey and desk analysis work identified approximately 253.3 hectares of existing, committed or allocated employment land in Mid Sussex. Of this total, approximately 37 hectares is vacant<sup>1</sup>.

operational use. Vacant figures for committed, proposed allocations and potential sites relates to the area that is potentially available for development.

<sup>&</sup>lt;sup>1</sup> The total figures in Table 4.1 refer to the total site area of each site. The vacant figure for existing sites relates to areas that are not in obvious



4.9 The main locations of existing employment land supply are Burgess Hill, East Grinstead and Worth. These locations constitute approximately 66% of the existing employment land supply in Mid Sussex.



Table 4.1: Summary of Total Employment Land (Existing, Committed and Proposed Allocations) in Mid Sussex (Hectares)

	Committed		Existing		Proposed Allocation	
	Total	Vacant	Total	Vacant	Total	Vacant
Albourne	0.0	0.0	2.1	0.3	0.0	0.0
Ashurst Wood	0.0	0.0	1.1	0.0	0.0	0.0
Balcombe	0.0	0.0	0.5	0.3	0.0	0.0
Bolney	0.0	0.0	11.5	0.3	0.0	0.0
Burgess Hill	0.0	0.0	84.2	3.0	0.0	0.0
Copthorne and Worth	0.0	0.0	0.0	0.0	0.0	0.0
Crawley Down	0.0	0.0	0.0	0.0	0.0	0.0
Cuckfield	0.0	0.0	0.0	0.0	0.0	0.0
East Grinstead	0.0	0.0	33.2	0.0	0.0	0.0
Hassocks	0.0	0.0	1.4	0.1	0.0	0.0
Haywards Heath	0.0	0.0	21.8	0.0	0.0	0.0
Horsted Keynes	0.0	0.0	4.3	0.0	0.0	0.0
Hurstpierpoint and Sayers Common	16.6	15.6	16.9	1.6	14.4	14.4
Lindfield	0.0	0.0	0.4	0.0	0.0	0.0
Lindfield Rural	0.0	0.0	0.0	0.0	0.0	0.0
Slaugham	0.0	0.0	10.1	0.0	0.0	0.0
Twineham	0.0	0.0	1.4	0.4	0.0	0.0
West Hoathly	0.0	0.0	3.1	1.0	0.0	0.0
Worth	0.0	0.0	30.4	0.0	0.0	0.0
TOTAL	16.6	15.6	222.3	7.1	14.4	14.4



## **Existing Employment Land Supply**

## **Existing Employment Land by Use Class**

- 4.10 Of the existing employment land in Mid Sussex, Table 4.2 identifies that approximately 42 hectares (18.9%) is in B1a/b Use Class. Approximately 12 hectares (5.3%) is in B1c Use Class, 13 hectares (5.8%) in B2 Use Class, and 12 hectares (5.6%) in B8 Use Class.
- 4.11 Some 93 hectares (41.6%) of existing employment land is in Mixed B Use Classes (i.e. more than one B use activity). A further 50 hectares (22.3%) is in other commercial uses or in non-commercial use.

### **Existing Employment Land by Broad Location**

- 4.12 The main locations of B1a/b (offices) Use Class are:
  - East Grinstead (11 hectares);
  - Haywards Heath (13.3 hectares);
  - Hurstpierpoint and Sayers Common (5.1 hectares); and
  - Slaugham (5 hectares).
- 4.13 The principal B1c and B2 Use Class (light and general industry) locations are:
  - Bolney (7.7 hectares):
  - East Grinstead (5.8 hectares);

- West Hoathly (3.1 hectares); and
- Worth (3.7 hectares).
- 4.14 The main B8 Use Class (storage and distribution) locations are:
  - Burgess Hill (1.6 hectares);
  - Hurstpierpoint and Sayers Common (4.9 hectares);
     and
  - Worth (4 hectares).
- 4.15 The main locations of Mixed B Use Class activity are Burgess Hill (63.5 hectares) and Worth (13.5 hectares).



Table 4.2: Breakdown of Existing Employment Land in Mid Sussex by B Use Class Status (Hectares)

	B1a/b	B1c	B2	B8	Mixed B Use	Other Commercial Mix	Non Commercial Use	Total (Ha)
Albourne	1.0	0.0	0.0	0.7	0.4	0.0	0.0	2.1
Ashurst Wood	0.0	0.0	0.6	0.0	0.0	0.6	0.0	1.1
Balcombe	0.0	0.0	0.0	0.0	0.5	0.0	0.0	0.5
Bolney	0.0	5.8	1.9	0.0	1.3	2.5	0.0	11.5
Burgess Hill	1.6	0.0	1.0	1.6	63.5	15.4	1.1	84.2
Copthorne and Worth	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Crawley Down	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Cuckfield	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
East Grinstead	11.0	4.6	1.2	0.0	7.4	9.0	0.0	33.2
Hassocks	0.0	0.0	0.0	0.0	0.0	1.4	0.0	1.4
Haywards Heath	13.3	0.7	0.7	0.7	3.4	3.1	0.0	21.8
Horsted Keynes	2.6	0.0	0.3	0.0	0.0	1.4	0.0	4.3
Hurstpierpoint and Sayers Common	5.1	0.0	1.3	4.9	2.2	3.4	0.0	16.9
Lindfield	0.0	0.0	0.0	0.0	0.4	0.0	0.0	0.4
Lindfield Rural	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Slaugham	5.0	0.0	0.0	0.0	0.0	5.1	0.0	10.1
Twineham	0.1	0.0	0.0	0.6	0.0	0.7	0.0	1.4
West Hoathly	0.0	0.0	3.1	0.0	0.0	0.0	0.0	3.1
Worth	2.2	0.9	2.8	4.0	13.5	7.1	0.0	30.4
TOTAL (Ha)	41.8	11.9	12.8	12.4	92.7	49.6	1.1	222.3*

<sup>\* -</sup> Excludes proposed allocations and commitments



## **Existing Employment Land by Site and Floorspace Size**

- 4.16 Table 4.3 provides a breakdown of existing employment floorspace in Mid Sussex by broad size band in each location.
- 4.17 These range from sites of less than 2,500 sq.m to those over 50,000 sq.m. Analysis of the data shows that the largest grouping of sites, in terms of number of sites, is in the 0 to 2,499 sq.m category, with approximately 35% of existing employment sites falling into this category.
- 4.18 There are also a significant number of sites of circa 10,000 sq.m floorspace. Approximately 33% of existing employment sites are larger than 10,000 sq.m. There is a particular concentration of this size of employment floorspace found in East Grinstead and in Burgess Hill which are two of the main employment centres in the District.



Table 4.3: Breakdown of Existing Employment Land in Mid Sussex by Size Band (Number of Sites)

Sq.m	0-2,499	2,500 - 5,000	5,001- 7,500	7,501- 10,000	10,001 - 25,000	25,001- 50,000	50,000+	Total
Albourne	2	1	0	0	0	0	0	3
Ashurst Wood	1	0	0	0	0	0	0	1
Balcombe	1	0	0	0	0	0	0	1
Bolney	0	1	0	0	1	0	0	2
Burgess Hill	1	0	0	0	1	1	3	6
Copthorne and Worth	0	0	0	0	0	0	0	0
Crawley Down	0	0	0	0	0	0	0	0
Cuckfield	0	0	0	0	0	0	0	0
East Grinstead	2	1	3	0	5	1	0	12
Hassocks	1	0	0	0	0	0	0	1
Haywards Heath	1	0	1	0	0	3	0	5
Horsted Keynes	1	0	2	0	0	0	0	3
Hurstpierpoint and Sayers Common	0	2	1	0	2	0	0	5
Lindfield	0	1	0	0	0	0	0	1
Lindfield Rural	0	0	0	0	0	0	0	0
Slaugham	3	0	0	0	0	0	0	3
Twineham	0	1	0	0	0	0	0	1
West Hoathly	0	0	0	0	0	1	0	1
Worth	6	1	2	0	0	0	0	9
TOTAL	19	8	9	0	9	6	3	54

(NB: Site 26: Residential/Mixed Use Area in Victoria Business Park East is not included in the total as there is no separate floorspace breakdown for this site)



- 4.19 Table 4.4 provides a breakdown of existing employment floorspace in Mid Sussex District by size, as measured in hectares, ranging from sites of under 1 hectare to those above 20 hectares.
- 4.20 The majority of sites are less than 2.5 hectares, equating to approximately 60% of all existing employment sites. East Grinstead, Worth, and Albourne have the largest number of sites in these categories.



Table 4.4: Breakdown of Existing Employment Land in Mid Sussex by Size Band (Number of Sites)

Hectare Range	0-1	1.1-2.49	2.5-4.9	5-9.9	10-19.9	20+	Total
Albourne	3	0	0	0	0	0	3
Ashurst Wood	0	1	0	0	0	0	1
Balcombe	1	0	0	0	0	0	1
Bolney	0	1	0	1	0	0	2
Burgess Hill	0	1	1	2	2	1	7
Copthorne and Worth	0	0	0	0	0	0	0
Crawley Down	0	0	0	0	0	0	0
Cuckfield	0	0	0	0	0	0	0
East Grinstead	5	4	1	1	1	0	12
Hassocks	0	1	0	0	0	0	1
Haywards Heath	2	0	1	1	1	0	5
Horsted Keynes	2	0	1	0	0	0	3
Hurstpierpoint and Sayers Common	1	2	1	1	0	0	5
Lindfield	1	0	0	0	0	0	1
Lindfield Rural	0	0	0	0	0	0	0
Slaugham	1	0	1	1	0	0	3
Twineham	0	1	0	0	0	0	1
West Hoathly	0	0	1	0	0	0	1
Worth	4	2	1	1	1	0	9
TOTAL	20	13	8	8	5	1	55



#### **Existing Supply by Age and Quality of Stock**

- 4.21 Table 4.5 illustrates how the overall quality of sites (as measured by age of building and building quality) varies by size category.
- 4.22 In terms of quality by number of employment sites, approximately 35% of the sites surveyed were rated as 'good' and a further 57% are rated as 'average'.
- 4.23 Only 7% of sites were rated as 'poor'. In broad terms, the larger sites tend to have fewer 'poor' ratings.

Table 4.5: Breakdown of Existing Employment Land in Mid Sussex by Composite Quality (Number of Sites)

Hectare Range	Good	Average	Poor	Total
0-1	6	12	1	19
1.1-2.49	4	6	3	14
2.5-4.9	1	7	0	8
5-9.9	3	5	0	7
10-19.9	4	1	0	4
20+	1	0	0	2
TOTAL	19	31	4	54

Table 4.6: Breakdown of Existing Employment Land in Mid Sussex by Composite Building Quality (Hectares by Quality)

Hectare Range	Good	Average	Poor	Total
Albourne	1.4	0.7	0.0	2.1
Ashurst Wood	0.0	0.0	1.1	1.1
Balcombe	0.0	0.0	0.5	0.5
Bolney	0.0	11.5	0.0	11.5
Burgess Hill	68.9	15.3	0.0	84.2
Copthorne and Worth	0.0	0.0	0.0	0.0
Crawley Down	0.0	0.0	0.0	0.0
Cuckfield	0.0	0.0	0.0	0.0
East Grinstead	18.3	14.9	0.0	33.2
Hassocks	0.0	0.0	1.4	1.4
Haywards Heath	12.5	9.3	0.0	21.8
Horsted Keynes	0.0	4.2	0.0	4.2
Hurstpierpoint and Sayers Common	9.8	7.1	0.0	16.9
Lindfield	0.4	0.0	0.0	0.4
Lindfield Rural	0.0	0.0	0.0	0.0
Slaugham	4.0	6.1	0.0	10.1
Twineham	1.4	0.0	0.0	1.4
West Hoathly	0.0	3.1	0.0	3.1
Worth	17.1	11.9	1.3	30.4
TOTAL	133.7	84.2	4.3	222.3

4.24 Table 4.6 above provides further detail on the composite quality of sites. This shows the total hectares in each location by quality grade.



4.25 From this table it can be seen that approximately 134 hectares (60%) of existing employment land area is rated as 'good', and a further 84 hectares (38%) is rated as 'average'. Only 2% of land area in existing employment sites is rated as 'poor'.

#### **Existing Supply by Development Potential Status**

- 4.26 The potential for existing employment sites to form part of the employment land supply in future is considered in Table 4.7 below. **Appendix 2** sets out the analysis and conclusions relevant to each existing site while **Appendix 3** provides individual site maps.
- 4.27 Of the existing employment land in Mid Sussex, approximately 153 hectares is recommended to remain protected for B Use Class employment.
- 4.28 Approximately 24 hectares could potentially be released for other uses, which constitutes approximately 11% of the existing employment land supply. A relatively small element (0.4 hectares) is identified as 'developable within the next 6-11 years'.
- 4.29 The main locations for potential release of existing employment land include Burgess Hill (17.2 hectares) and East Grinstead (6.9 hectares). The sites are:
  - Former Sewage Treatment Works, Fairbridge Way (Site 20): 12.1 Ha the site has permission for re-

- development for 325 residential dwellings and associated community infrastructure.
- Residential/Mixed Use Area, Victoria Business
   Park East (Site 26): 5.15 Ha the site, within the
   existing Victoria Business Park, is identified and
   allocated in the Burgess Hill Neighbourhood Plan for
   residential development.
- Charlwoods Industrial Estate (Site 47): 5.8 Ha the Neighbourhood Plan for the area identifies the Estate for a mixed use re-development including residential development. The designation includes opportunities for smaller B1 office uses (up to 300 sq.m) as part of future residential-led development.
- Railway Approach, East Grinstead (Site 51): 0.4 Ha

   the emerging Neighbourhood Plan identifies the site
   as suitable for allocation as a mixed-use site primarily
   for A Use Class (retail) activities together with
   residential development.
- Cantelupe Road, East Grinstead (Site 52): 0.75 Ha

   release given high levels of vacancy and recent conversion of some individual office blocks to residential. The remaining office stock is dated with poor access, servicing and parking. Release is a reflection of the current and future lawful changes of use on the site in the context of the quality and nature of the stock available.



Table 4.7: Breakdown of Existing Employment Land in Mid Sussex by Development Status (Hectares)

	Not Developable	Existing - Protect	Existing - Protect and expand	Existing - Release	Total (Ha)
Albourne	0.0	2.1	0.0	0.0	2.1
Ashurst Wood	0.0	1.1	0.0	0.0	1.1
Balcombe	0.0	0.0	0.5	0.0	0.5
Bolney	0.0	0.0	11.5	0.0	11.5
Burgess Hill	0.0	66.9	0.0	17.3	84.2
Copthorne and Worth	0.0	0.0	0.0	0.0	0.0
Crawley Down	0.0	0.0	0.0	0.0	0.0
Cuckfield	0.0	0.0	0.0	0.0	0.0
East Grinstead	0.0	26.2	0.0	7.0	33.2
Hassocks	0.0	0.0	1.4	0.0	1.4
Haywards Heath	0.0	21.0	0.8	0.0	21.8
Horsted Keynes	1.0#	3.2	0.0	0.0	4.3*
Hurstpierpoint and Sayers Common	0.0	15.2	1.6	0.0	16.9
Lindfield	0.0	0.4	0.0	0.0	0.4
Lindfield Rural	0.0	0.0	0.0	0.0	0.0
Slaugham	0.0	10.1	0.0	0.0	10.1
Twineham	0.0	1.4	0.0	0.0	1.4
West Hoathly	0.0	3.1	0.0	0.0	3.1
Worth	0.0	2.7	27.4	0.0	30.4**
TOTAL	1.0	153.4	43.2##	24.2	222.3***



- \* Includes 0.1 Ha of potential expansion land on existing site at existing brickworks at Site 76, Freshfield Lane, Danehill. Not a current B Class Use.
- \*\* Includes 0.3 Ha of potential expansion land on existing site at Site 37, Crawley Garden Centre, Copthorne Road. Not a current B Class Use.
- \*\*\* Includes 0.4 Ha of potential expansion land on above existing sites
- # This relates to Site 82, Horsted Keynes Station, Station Approach.
- ## This is the total land figure, including potential expansion land.

Note: Figures rounded to one decimal point, so totals may not sum.

#### **Potential Employment Land Supply**

4.30 Potential employment land supply is a reflection of individual sites' suitability, availability and achievability measured against the range of criteria laid out in Section

- 3. The analyses set out in this sub-section are based on the findings of the Site Survey Assessment and should be read in conjunction with the individual site analysis and conclusions provided in **Appendix 2** and the maps for each site included at **Appendix 3**.
- 4.31 At Table 4.8, the Site Survey Assessment identifies approximately 10.5 hectares was considered as 'deliverable' (i.e. suitable, available and achievable for employment development in the immediate five-year period).
- 4.32 A further 56 hectares was concluded to be developable within the next 6-11 years and 10 hectares developable beyond 11 years.
- 4.33 The main locations of 'deliverable' potential employment land for future supply include:
  - Albourne (4.4 hectares); and
  - Worth (4.7 hectares).
- 4.34 The main locations of 'developable' potential future employment land supply (within 6 to 11 years) are Bolney, Hassocks, Hurstpierpoint and Slaugham.



Table 4.8: Breakdown of Potential Employment Land in Mid Sussex by Proposed Development Status (Hectares)

Potential Employment Land (Total	Potential - Deliverable	Potential - Developable	Potential – Developable
Size Ha)		within next 6 – 11 years	beyond next 11 years
Albourne	4.4	0.0	0.0
Ashurst Wood	0.0	0.0	0.0
Balcombe	0.0	0.0	0.0
Bolney	0.8	2.5	1.8
Burgess Hill	0.6	0.0	0.0
Copthorne and Worth	0.0	0.0	0.0
Crawley Down	0.0	0.0	0.0
Cuckfield	0.0	0.0	0.0
East Grinstead	0.0	0.0	0.0
Hassocks	0.0	3.5	3.4
Haywards Heath	0.0	0.0	0.0
Horsted Keynes	0.0	0.0	0.0
Hurstpierpoint and Sayers Common	0.0	40.3	0.8
Lindfield	0.0	0.0	0.0
Lindfield Rural	0.0	0.0	0.0
Slaugham	0.0	9.9	4.5
Twineham	0.0	0.0	0.0
West Hoathly	0.0	0.0	0.0
Worth	4.7	0.0	0.0
TOTAL	10.5	56.1	10.5



#### **Potential Employment Land by Use Class**

- 4.35 Table 4.9 summarises how future potential employment sites may be distributed across the B Use Classes. The distribution of existing sites across the B Use Classes is also presented, but excluding existing sites that may be suitable for release for other uses.
- 4.36 Table 4.9 concludes that there are 276.4 hectares of existing and potential employment land supply in Mid Sussex District for the plan period (including 14.4 hectares of proposed allocation and 16.6 hectares of commitments).
- 4.37 Excluding those elements of existing sites that are in non-B Use Classes (50.7 Ha), the overall total of B Use Class employment land potential is 225.7 hectares (excluding proposed allocations and commitments). Of this total, approximately 77 hectares (34%) comprises future potential employment sites.



Table 4.9: Distribution of Existing and Potential Sites by B Use Class and Mixed Use Opportunity

Use	B1a/b	B1c	B2	B8	Mixed B	Other	Non Commercial	Total (Ha)
Potential Sites								
Industrial Park	0.5	1.4	1.4	1.4	0.0	0.0	0.0	4.7
Office Park	40.3	0.0	0.0	0.0	0.0	0.0	0.0	40.3
Mixed Use Park	8.0	4.8	4.8	14.5	0.0	0.0	0.0	32.1
Potential Total (Ha)	48.8	6.2	6.2	15.9	0.0	0.0	0.0	77.1
Existing Sites (exclud	Existing Sites (excluding 'release' sites)							
Existing Total (Ha)	29.7	10.6	12.8	12.4	83.2	49.6	1.1	199.3*
Overall Total (Ha)**	78.5	16.8	19.0	28.3	83.2	49.6	1.1	276.4

Source: CCL Site survey, 2016

<sup>\* -</sup> Figures not directly comparable with Table 4.7 as based on aggregate analysis of existing sites, rather than breakdown by development status.

<sup>\*\* -</sup> Figures exclude proposed allocations (14.4 hectares) and commitments (16.6 hectares).



#### **Size of Potential Employment Sites**

- 4.38 Table 4.10 identifies the number of potential sites in terms of how likely they are to come forward for development in terms of timescale.
- 4.39 Approximately 37% of potential employment sites have the potential to come forward within the next five years, with 26% having the potential to come forward in the next 6 to 11 years' time period, and approximately 37% in the period beyond 11 years.

Table 4.10: Breakdown of Potential Employment Land in Mid Sussex by Development Potential (Number of Sites)

Hectare Range	Potential - Deliverable	Potential - Developable within next 6 - 11 years	Potential - Developable beyond next 11 years	Total
0-1	5	0	2	7
1.1 - 2.49	0	1	3	4
2.5 - 4.9	2	2	1	5
5 - 9.9	0	1	0	1
10 - 19.9	0	0	1	1
20+	0	1	0	1
TOTAL	7	5	7	19



#### **Strategic Employment Sites**

- 4.40 The NPPF advises at paragraph 21 that in drawing up Local Plans, local planning authorities should set criteria or identify strategic sites for local and inward investment to match the strategy, and to meet anticipated needs over the Local Plan period.
- 4.41 Strategic or key sites can be defined in a number of ways. For the purposes of this employment land supply assessment, existing strategic sites have been defined with reference to:
  - Size the scale of employment activity;
  - Clustering of similar B Use Class employment activities or sectors:
  - Location and prominence/visibility;
  - Support for the wider sub-regional/regional economy or rural economy.
- 4.42 The common thread is that such sites represent important and critical parts of the District's employment land supply covering a range of B Use Class employment activities.
- 4.43 Such sites are characterised by a wide range of occupiers and employment activities and together demonstrate the strength, diversity and attractiveness of Mid Sussex to business from across a wide range of sectors. Overall, strategic employment land and sites represent a broad spectrum of employment land and job opportunity for the District.

- 4.44 A total of ten strategic employment sites have been identified that together provide an extensive and wide variety of B Use Class employment floorspace for the District.
- 4.45 All of the strategic sites are considered to have an essential role and function in supporting the local economy; in addition, a number have a distinct subregional role due to the unique nature and characteristics of the floorspace and facilities they provide. Together, the strategic sites remain important components in the District's overall employment land offer.
- 4.46 In more detail, the sites considered through this analysis to form strategic or key employment land in the District are:
  - Bolney Grange Business Park (Site 8): 9.6 Ha the business park is extensive and well established. It offers a scale of employment activity and a cluster of similar B Use Class activities together with some opportunities for intensification and expansion. The site has a good strategic location with regard to links to the A23 and A2300. While prominence and visibility is more limited, the site is well recognised within the commercial property market.
  - Sussex House, The Brow (Site 23): 1.6 Ha Sussex House represents one of the few large B1 office facilities in Burgess Hill. The site is highly prominent within the town and is occupied by an international business occupier. The facilities have recently been refurbished and enhanced and the floorspace offers a



- clear opportunity to support the sub-regional/regional office economy. With few other office developments of this scale and nature in Burgess Hill, Sussex House represents a key office facility in the town.
- Victoria Business Park West (Site 24): 21.3 Ha; and Victoria Business Park East (Site 25): 32.8 Ha these two mixed industrial areas form a very significant portion of the employment land supply for the District. The areas are contiguous with each other and act as a functional whole, albeit with different characteristics and levels of floorspace quality. The two areas offer a clear clustering of industrial floorspace (with a variety of sizes and types of accommodation) and the Site Survey Assessment noted low levels of stock vacancy. By virtue of their nature and scale, the two areas are prominent and are well located with respect to the facilities/services offered in Burgess Hill town centre (as well as within the sites themselves). They have good access to the strategic road network.
- Birches Industrial Estate (Site 46): 13.2 Ha;
   Felbridge Centre (Site 48) 2 Ha; Imberhorne Way (Site 49) 1.9 Ha; Independent Business Park (Site 50): 1.7 Ha these sites together form a larger, prominent cluster of industrial and related office employment floorspace in East Grinstead. While each site is distinct from the others, there is a commonality in terms of the role and function of the sites for employment purposes, the quality of the business environment offered, and a diversity of large

- and smaller occupiers. The Site Survey Assessment noted limited levels of vacancy and opportunities for expansion or intensification.
- Perrymount Road (Site 74): 12.5 Ha Perrymount Road offers a cluster of B1a office floorspace in Haywards Heath. The site is effectively an extended linear 'parade' of individual office buildings. The site is well located in terms of strategic access to road and public transport facilities (including rail) and has easy access to supporting services and facilities which are offered on-site and within Havwards Heath Town Centre. The office floorspace is generally of good condition and limited levels of vacancy were noted through the Site Survey Assessment. The site is considered to form a strategic and key part of the employment land supply in that it provides a concentrated area of office floorspace, and meets the needs of local and regional/national business occupiers (particularly professional and financial/business services) who need office accommodation in Haywards Heath or the District as a whole.
- Avtrade Global, Reeds Lane (Site 102): 9.8 Ha this site is set within a rural location to the west of Sayers Common. It is a standalone B1a office and B8 distribution facility built recently to a very high standard with dedicated facilities, servicing and access. The site supports the aviation industry sector that is particularly important to the Gatwick Diamond area. The site's strategic location and



access to the A23 is an important facet, although it is noted that local accessibility for services and facilities is limited at best. With land available for potential future expansion or intensification it represents a key employment facility within the District.

## **Employment Land Development Trajectory**

- 4.47 The NPPF and NPPG require that a future development trajectory is identified for residential land. There is however no similar requirement for employment land provision. It is useful however to establish a potential development trajectory for employment land even at a broad level in order to help ensure that there is a future choice and mix of employment sites and floorspace.
- 4.48 An employment land development trajectory can therefore be used to help proactively and positively support economic growth and form the basis for future planmonitoring.

- 4.49 Table 4.11 provides a summary employment land development trajectory for identified potential employment sites in Mid Sussex. The trajectory is based on the Site Survey Assessment and the conclusions/recommendations drawn for each site. It is important to note that the conclusions and recommendations drawn on individual sites and the future trajectory are to offer an indication of the scale of potential future supply. It does not provide any formal allocation or designation of the sites in question which remains a process for the District Plan to undertake and consult on as appropriate.
- 4.50 Table 4.11 identifies that there are approximately 108 hectares of potential deliverable or developable employment land in the District (existing and potential) in the plan period to 2031.
- 4.51 27 hectares of potential land could be delivered within the next five-year period, assuming development proposals are forthcoming. A further 56 hectares could potentially be developed within the next 6 to 11 years, with approximately 25 hectares being developable beyond 11 years.



Table 4.11: Mid Sussex Development Trajectory of Potential Employment Sites (Hectares)

Development Trajectory	Hectares
Potential – Deliverable (1 – 5 years)	27.1
Potential - Developable (within next 6 - 11 years)	56.1
Potential - Developable (11+ years)	24.9
TOTAL*	108.1

Source: CCL Site Survey, 2016

#### **Future Employment Generation**

- 4.52 An assessment of the possible scale of new jobs that could be associated with the potential employment sites has been undertaken. This is in order to provide an understanding of the broad number of jobs that the potential future employment land might have the capacity to support.
- 4.53 In order to assess the potential level of jobs a standard set of employment creation assumptions has been applied to each potential site. The assumptions have been applied on a consistent basis relevant to the potential future B Use Classes that each site might support. The key components of this process were as follows:

- identifying if the potential employment land site was a town centre or out of town location;
- assessing if the employment site would be a best categorised as a distribution park, industrial park, office park or mixed business park and then assigning a distribution of B Use Class activities across each of these different types of development;
- applying a market-based estimation of plot ratios by B Use Class and by town centre and out of town location as follows:

Town Centre locations:

- o B1a/b 1.1
- $\circ$  B1c 0.5

<sup>\* -</sup> Includes the proposed District Plan allocation of 14.4 Ha (Site 33) and commitments of 16.6 Ha (Sites 19 and 87) = 31 Ha total



- $\circ$  B2 0.5
- B8 0.5
- o Mixed B Use 0.7

#### Out of Town locations:

- $\circ$  B1a/b 0.4
- $\circ$  B1c 0.4
- o B2 0.4
- o B8 0.35
- Mixed B Use 0.4
- applying standard employment density rates, based on the Homes and Communities Employment Densities Guide, 2<sup>nd</sup> Edition (2010). The employment density rates are expressed as the amount of sq.m per employee as follows:

#### Town Centre (sq.m per employee):

- o B1a/b 12
- $\circ$  B1c 47
- o B2 47
- o B8 70
- o Mixed B Use 30

#### Out of Town (sq.m per employee):

- o B1a/b 15
- o B1c 47

- $\circ$  B2 47
- o B8 70
- o Mixed B Use- 30
- 4.54 The job creation capacity assessment results in an estimated capacity potential of some 18,573 full time equivalent jobs for the potential employment land sites; in excess of the District Plan's stated job creation targets for the plan period.
- 4.55 In more detail, by B Use Class this total employment capacity comprises:
  - B1a/b 15.278
  - B1c 913
  - B2 913
  - B8 1,469
- 4.56 It is important to recognise that these employment capacity figures are only high level estimates. They are an indication of the potential capacity of these sites in employment terms, and are best viewed as a strategic guide.
- 4.57 Detailed designs and layouts for the development of each site, together with the operational use of sites by specific occupiers will have a significant bearing on the determining the actual levels of employment potential.



#### **Employment Land Delivery Risks**

- 4.58 The delivery of additional employment land, either from the intensification or extension of existing sites or through the development of new sites, is affected by a range of risks and barriers. The Site Survey Assessment has examined the principal issues and possible risks for employment land development for each existing and potential site and relevant information is recorded in **Appendix 2**.
- 4.59 There are a number of common themes that emerge from the Site Survey Assessment and also more generally given the current national policy context for use and development of B Use Class employment land:
  - Protected environments and landscapes much of Mid Sussex District is identified and protected for its sensitive environments and landscapes. There are a number of international and national level designations covering much of the District, including the High Weald Area of Outstanding Natural Beauty. The supply and delivery of employment land is constrained within these designated areas, and often more widely, given the capacity of the landscape outside urban settlement boundaries to accommodate new development. While this does not preclude employment development from occurring, it can place an additional cost on the design and layout of new sites and premises as well as reduce the potential developable area of some sites that are covered by, or in close proximity to

- designated environmental or landscape areas. There are a number of sites examined in the Site Survey Assessment that have highlighted suitability and achievability risks due to the presence of protected environments and landscapes. In some instances, the protected areas cover locations with good levels of strategic access, available land or particularly prominent / highly visible sites. The Site Survey Assessment has identified these, and where appropriate, possible employment land sites have been discounted from the potential supply. In order for such sites to form part of the supply in future, they would require positive identification and allocation through the District Plan or within an appropriate Neighbourhood Plan. Applications for such employment uses would of course then require detailed evaluation and testing of their design. access, landscape and environmental effects through the planning application decision-taking process.
- Access to sites, services and strategic location the ability to adequately access employment land and sites is a critical risk factor to future development. While many of the sites included in the Site Survey Assessment are well located in proximity to the strategic road network (motorways and A roads) as well as to supporting services/facilities found in the main settlements, there are equally a large number of potential employment sites that are restricted by access problems. The Site Survey Assessment has identified these in broad terms and discounted possible sites where accessibility is



particularly poor. In other situations, employment land development applications or future allocations through the District Plan will need to find effective solutions to location and access issues, and such remedies will need to reflect the particular type, size and nature of the B Use Class intended.

The function of Permitted Development Rights for Change of Use from B Use Class to Residential the effects of change of use through the Permitted Development Rights (PDR) prior approval process has had a limited effect to date in the District. however the Site Survey Assessment has identified a number of existing employment sites where there is evidence of a loss of B Use Class floorspace through conversion to residential activity. The Government has recently confirmed (March 2016) that PDR rights for conversion of B1 offices to residential use is to be made permanent (previously these were available as for a temporary period) from April 2016. There are also temporary PDR rights to convert B1c (light industrial) floorspace for residential purposes (subject to a prescribed 500 sq. m size limit). With the confirmation that these PDR rights are to be made permanent, there is a risk that existing employment floorspace (particularly B1 offices) will be increasingly subject to loss during the plan period. While such losses are not indicative of a lack of commercial demand, they are often a reflection of the relative

values attached to residential units over and above B Use Class values. This is the case in Mid Sussex as it is elsewhere in much of the South East.



## 5. CONCLUSIONS AND RECOMMENDATIONS

#### Introduction

- 5.1 This section provides a brief summary of the main analysis and conclusions arising in the Strategic Employment Land Availability Assessment. It outlines recommendations for the District Council for the existing and future supply of employment land.
- 5.2 National policies and practice set out in the NPPF and NPPG include the need to assess the existing and potential supply of B Use Class employment land and sites.
- 5.3 The SELAA work set out in this Report provides that assessment and it has been based on an extensive process of identification and assessment of 140 possible sites across the District. These sites were identified from a range of sources, including a Call for Sites process undertaken by the Council as well as re-examination of sites identified in the Strategic Housing Land Availability Assessment (SHLAA) and drawing from the Northern West Sussex Economic Growth Assessment (EGA). In addition, the emerging District Plan and a number of 'made' and draft Neighbourhood Plans have identified employment

- sites and proposed allocations. These have been included for assessment.
- 5.4 The Site Survey Assessment examined 118 existing and potential sites (having discounted a number of other sites that were either too small or located in areas considered to have primary constraints to employment development).
- 5.5 Each identified existing or potential site was then subject to a site survey combining desktop and primary, on-site, assessment to consider their suitability, availability and achievability for B Use Class activities.
- 5.6 Section 4, together with the overarching Site Survey Assessment framework set out in **Appendix 2**, provide details of each individual site assessment and the conclusions and recommendations arising in each case. Site location plans are set out in **Appendix 3**.
- 5.7 It is important to note that the site conclusions and recommendations do not constitute any formal status or indication of future allocation, release or use of land and sites. They form recommendations for consideration of the District Council in preparing the District Plan and any subsequent Site Allocations Plan.

#### **Employment Land Demand**

5.8 The demand and need for employment land has not been within the scope of the SELAA and it is not the purpose of role of the SELAA to balance employment land demand and supply.



- 5.9 Reference to employment land demand in the District has been made for contextual purposes and this is set out in evidence contained in other studies, namely:
  - the Northern West Sussex EGA (2014) that identified a need for 30.7 hectares (baseline scenario) of new employment land up to 2031;
  - the Burgess Hill Strategic Employment Sites Study
    (2015) which provided an updated employment land
    demand analysis (showing needs from 19.1 to 31 Ha)
    and indicated a reasonable range of 25 30 Ha of
    employment land need (depending on the growth
    scenario) and taking into account the need for Mid
    Sussex to make a contribution to accommodate unmet employment land needs arising elsewhere
    amongst neighbouring authorities;
  - the Draft District Plan, Focused Amendments (November 2015) which identifies the need to provide 330 net new jobs per annum in the District over the plan period 2014 – 2031;
  - the Mid Sussex Housing and Economic Development Needs Assessment (March 2015 and updated November 2015) that outlines a job growth of between 282 and 390 per annum over the plan period.

#### **Supply of Employment Land**

5.10 The existing and potential supply of employment land was examined in Section 4 of the report.

#### **Existing Supply**

- 5.11 Overall existing supply amongst the sites surveyed and assessed totalled 222.3 Ha with 42 Ha in B1 (office) use;
  12 Ha in B1c (light industrial); 13 Ha (general industrial);
  and 12 Ha of B8 (storage and distribution). 93 Ha is in mixed B use.
- 5.12 The principal locations of existing supply are found mostly in the larger settlements and their immediate hinterlands: East Grinstead; Haywards Heath; Burgess Hill; Hurstpierpoint and Sayers Common; Bolney and Pease Pottage.

#### **Potential Future Supply**

- 5.13 Turning to potential future employment land supply, some 77 hectares was identified as either 'deliverable' or 'developable'. 10.5 hectares of this potential was concluded to form a 'deliverable' supply (i.e. suitable, available and achievable now or in the five-year period). A further 56 Ha was concluded to be 'developable' in the 6 11 years period; and 10.5 Ha in the period 11+ years.
- 5.14 The potential supply of employment land represents a 'reservoir' or pool of land and sites that could be used for B Use Class development in future. As noted, the



assessment and conclusions drawn for each site do not confer any formal status, however they provide the basis for the District Council to make future employment land site allocations as necessary during the plan period.

#### **Strategic Sites**

- 5.15 The Site Survey Assessment has also considered the potential to identify strategic or key employment sites and a series of criteria were used to reflect scale and size, prominence/visibility, sectoral focus, clustering, or the ability to support the wider sub-regional/regional economy.
- 5.16 Applying these broad characteristics to the surveyed sites, there are ten existing sites which might be considered as more strategic and important locations or groups of sites in the District:
  - Bolney Grange Business Park (Site 8);
  - Sussex House, The Brow (Site 23);
  - Victoria Business Park West and East (Sites 24 and 25);
  - Birches Industrial Estate (Site 46); Felbridge Centre (Site 48); Imberhorne Way (Site 49); and Independent Business Park (Site 50);
  - Perrymount Road, Haywards Heath (Site 74);
  - Avtrade Global, Reeds Lane (Site 102).

#### **Job Creation and Generation**

- 5.17 The capacity of the potential employment sites to support new jobs in the plan period was considered through a high-level assessment was made (using standard plot ratios, employment densities and assumptions for each site).
- 5.18 This analysis identified job creation capacity of some 18,573 full time equivalent jobs for the potential employment land sites; in excess of the District Plan's stated job creation targets for the plan period. This total was comprised of:
  - B1a/b 15,278 jobs
  - B1c 913 jobs
  - B2 913 jobs
  - B8 1,469 jobs
- 5.19 These employment capacity figures are only high level estimates. They are an indication of the potential capacity of these sites in employment terms, and are best viewed as a strategic guide.



#### Recommendations

#### 5.20 The following recommendations are made:

- R1: that existing employment land and sites are retained and protected in B Use Class activities as concluded from the Site Survey Assessment and as set out in Appendix 2 and 3.
- R2: that the 'pool' of potential employment land and sites assessed through the Site Survey Assessment form the basis for future B Use Class employment land provision. This 'pool' of sites should be used as the basis for any future Site Allocations Development Plan and as the basis for planning decision-taking as appropriate.
- R3: that consideration is given to the release of employment land and sites from B Use Class activity as concluded from the Site Survey Assessment and as set out in Appendix 2 and 3. This is in order to regularise the planning situation reflecting current activity and uses on certain sites; and to ensure that the District does not seek to protect or retain sites for B Use Class employment use in the long term where there is no reasonable prospect of the site being used for that purpose (in accordance with NPPF paragraph 22).
- R4: that the following existing sites be considered as forming strategic employment sites that are key to the District's current economic offer and are protected for B Use Class activities in future:

- o Bolney Grange Business Park (Site 8);
- Sussex House, The Brow (Site 23);
- Victoria Business Park West (Site 24);
- Victoria Business Park East (Site 25);
- Birches Industrial Estate (Site 46);
- Felbridge Centre (Site 48);
- Imberhorne Way (Site 49);
- o Independent Business Park (Site 50);
- Perrymount Road, Haywards Heath (Site 74);
- Avtrade Global, Reeds Lane (Site 102).



# APPENDIX 1: SITE SURVEY ASSESSMENT INDICATORS DESCRIPTION



Assessment Criteria	Objective	Assessment/Data Source	Performance Category / Rationale
Descriptors			
1. Site Ref No.	Unique identifier	CCL site numbering	N/A
2. Site Name/Location	Name and broad location of site	Ordnance Survey mapping	N/A
3. Settlement / Parish	Parish location	MSDC parish and ward maps	N/A
4. Source of Supply	Details of the source of supply (i.e. where was the site identified from)	Call for Sites, SHLAA excluded sites, District Plan, Neighbourhood Plans, Northern West Sussex Economic Growth Assessment, West Sussex County CILLA, planning commitments/permission s, aerial imagery, site survey	N/A
5. Existing / Potential Employment Land	Whether the site forms part of the existing employment land supply or a possible future site	CCL site assessment	Site is / is not part of the existing B Use Class employment land supply
6. OS Grid Reference	Locational data using O.S grid referencing	Ordnance Survey	N/A



7.	Location Size/Potential (Ha)	Identification of site size	Google Earth Pro map measurements, data from sources of supply information, data from planning permissions, allocations and commitments	Site size identified from existing data or measured using Google Earth Pro
8.	Vacant Area (Ha)	Identification of size and extent of any vacant area within the site	CCL site assessment	Site vacant area size identified from existing data or measured using Google Earth Pro
9.	Total Commercial Floorspace (sq.m)	Measure of existing commercial (B Use Class) and other commercial (non-B Use Class) use	CCL site assessment	Size categorised from site survey assessment and checked against existing records:  • <2,500 sq. m • 2,500 – 5,000 sq. m • 5,001 – 7,500 sq. m • 7,501 – 10,000 sq. m • 10,001 – 25,000 sq. m • 25,0001 – 50,000 sq. m • 50,000 sq. m
10.	Number of Commercial Units	Quantification of number of existing B Use Class buildings/structures within the site	CCL site assessment	Site survey assessment of number of commercial units:  1 2-5 6-10 11-20 21-50 50+



11. Number of Vacant Commercial Units	Quantification of number of vacant existing B Use Class buildings/structures within the site	CCL site assessment	Site survey assessment of number of vacant commercial units:  • <2.5% of total units vacant  • 2.6% – 5% of total units vacant  • 6% - 10% of total units vacant  • >10% of total units vacant
12. Current Land Use Mix	Identification of the overall proportional mix of uses within the site (B and non-B Use Classes)	CCL site assessment	Site survey assessment of the proportional balance of B Use Class and other Uses/Activities on sites
Suitability			
13. Previously Developed Land	Confirmation of whether the site is brownfield (previously developed land) or greenfield	CCL site assessment	<ul> <li>Green – Previously Developed Land used for B Use Class employment activities</li> <li>Amber – PDL for commercial/residential or other uses</li> <li>Red – Greenfield land</li> </ul>
14. Building Age	Age of the building stock on site	CCL site assessment	Site survey assessment of building age categorised as:  • Pre-1914  • 1915 – 1940  • 1940 – 1970  • 1970 – 1990  • 1990 – 2010



			New (post 2010)
15. Building Quality	Quality of the stock on site	CCL site assessment	Site survey assessment of building quality (external inspection and observation):  • Green – Good condition (new build/recent refurbishment)  • Amber – Average repair and quality  • Red – Poor repair, dilapidated state or major visible quality problems
16. Composite Building Quality	Composite measure of age and quality indicators	CCL site assessment	Site survey assessment composite conclusion:  • Green – Post 1990 age and good repair/new build or recent refurbishment • Amber – Pre-1990 age and good repair/condition • Red – Pre-1990 and dilapidated state or major visible problems
17. Surrounding Land Uses	Broad assessment of neighbouring land uses / activities	CCL site assessment	Site survey assessment of surrounding land uses and activities.
18. Topography	Broad assessment of site topography and slope	Ordnance Survey	Site survey assessment of topography combined with OS mapping review:  • Green – flat or mostly flat



			<ul> <li>Amber – mixed topography but not a constraint to development</li> <li>Red – steep or significantly undulating topography that would most likely preclude or significantly restrict B Use Class development</li> </ul>
19. Shape	Confirmation of the regularity of the shape of the site	CCL site assessment	Site survey assessment:  • Green – regular shape • Amber – mostly regular shape • Red – irregular shape unsuited to B Use Class development
20. Pylons/Major Infrastructure Constraints	Presence or absence of major infrastructure related constraints to development (particularly electricity pylons)	Ordnance Survey, CCL site assessment, Figure 2.10 of Capacity of Mid Sussex to Accommodate Development Study (June 2014), LUC	Site survey assessment combined with OS mapping review and analysis of gas pipeline mapping:  • Green – none • Average – constraining infrastructure within 100m of site boundaries • Red – constraining infrastructure onsite
21. Landscape Capacity for Development	Landscape capacity and ability to accommodate development	Capacity of Mid Sussex to Accommodate Development Study (June 2014), LUC	<ul> <li>Green – High capacity to accommodate development</li> <li>Amber – Medium High/Medium capacity to accommodate development</li> </ul>



			Red – Medium Low/Low capacity to accommodate development
Availability			
22. A Road Access	Distance and therefore ability to access the primary road network	Based on Figure 5.1 of Capacity of Mid Sussex to Accommodate Development Study (June 2014), LUC	<ul> <li>Green – access &lt;1 mile</li> <li>Amber – access 1-3 miles</li> <li>Red – access &gt;3 miles</li> </ul>
23. Motorway Junction Access	Distance and therefore ability to access the motorway network	Based on Figure 5.1 of Capacity of Mid Sussex to Accommodate Development Study (June 2014), LUC	<ul> <li>Green – access &lt;3 miles</li> <li>Amber – access 3-5 miles</li> <li>Red – access &gt;5 miles</li> </ul>
24. Bus Stop Access	Distance and therefore ability to access public bus transport services	Based on Figure 5.1 of Capacity of Mid Sussex to Accommodate Development Study (June 2014), LUC	<ul> <li>Green – fully within bus stop zone</li> <li>Amber – adjacent to bus stop zone</li> <li>Red – outside bus stop zone</li> </ul>
25. Train Station Access	Distance and therefore ability to access railway station facilities	Based on Figure 5.1 of Capacity of Mid Sussex to Accommodate Development Study (June 2014), LUC	<ul> <li>Green – within Core Train station zone</li> <li>Amber – within 1km of Core Train Station zone</li> <li>Red - &gt;1km or outside Core Train station zone</li> </ul>
26. Distance to Services/Facilities	Distance and therefore ability to access key supporting services and facilities	Based on Figure 5.1 of Capacity of Mid Sussex to Accommodate	Green – within Convenience, Leisure, GP and School zones



		Development Study (June 2014), LUC	<ul> <li>Amber – within either Convenience, Leisure, GP or School zones</li> <li>Red – no key services or outside relevant zones</li> </ul>
27. Parking	Availability and quality of on-site vehicular parking	CCL site assessment	<ul> <li>Green – Good parking provision and well organised and arranged on site</li> <li>Amber – Average or adequate parking provision and arrangement on site</li> <li>Red – Poor, inadequate parking provision or arrangement</li> </ul>
28. Servicing	Availability and quality of on-site vehicular servicing (for loading, deliveries, etc.)	CCL site assessment	<ul> <li>Green – Good servicing provision and well organised and arranged on site</li> <li>Amber – Average or adequate servicing provision and arrangement on site</li> <li>Red – Poor, inadequate servicing provision or arrangement</li> </ul>
29. Site Access Constraints	Composite measure and assessment of site access and egress	CCL site assessment	Composite conclusion on site accessibility constraints:  • Green – no constraints identified  • Amber – minor road junction width/visibility splay issues or potential for some conflict with pedestrians/other road users  • Red – major road junction width/visibility or likely conflict with pedestrians/other road users



Achievability			
30. Opportunities for Expansion	Potential for expansion or intensification of the site for B Use Class employment purposes	CCL site assessment	Green – good opportunities on site for expansion or intensification of B Use Class employment activities     Amber – limited existing site area/land available for expansion or intensification. Opportunities for smaller scale expansion.     Opportunities for expansion/intensification but limited potential     Red – no existing on-site land area capable of expansion, intensification
31. Visibility and Prominence	Economic and market visibility and prominence of the site	CCL site assessment	Green – high market visibility and prominent site location     Amber – limited market visibility or prominence     Red – no or highly limited market visibility or prominence of the site's location
32. Critical Mass	Assessment of whether the site forms or is close to / distant from	CCL site assessment	Site survey assessment:



	existing clusters of B Use Class employment sites/floorspace		<ul> <li>Green – within or part of an existing B Use Class employment cluster of land/sites or floorspace</li> <li>Amber – close to an existing or planned cluster of B Use Class employment land/site or floorspace</li> <li>Red – Distant from existing or planned clusters of B Use Class employment land/sites or floorspace</li> </ul>
33. Heritage Assets/Listed Building	Presence or absence of designated heritage assets and listed buildings	DEFRA Magic, MSDC records and CCL site assessment	<ul> <li>Green – no known heritage or listed building assets</li> <li>Amber – heritage or listed building assets but likely to be capable of incorporation and compatible within B Use Class employment use</li> <li>Red – significant heritage or listed buildings representing a major or absolute constraint to B Use Class employment development</li> </ul>
34. Other Achievability Risks	Confirmation and record of other risks to achievability of site for development/use for B Use Class employment activities	CCL site assessment	Note of any other significant risks to achievability for B Use Class development
Conclusions/Recomm	mendations		
35. Comments and Conclusion	Overall summary of the site based on summation of the assessment indicators and site survey	CCL site assessment	N/A



em	nployment land supply	<ul> <li>Existing: Protect – for future B Use Class employment activity</li> <li>Existing: Protect and Expand – for future B Use Class employment activity with the opportunity to expand the current use(s)</li> <li>Existing: Release – release/remove from B Use Class activity in future</li> </ul>
		<ul> <li>Potential: Deliverable (now or within the five year period)</li> <li>Potential: Developable within next 6 – 11 years – potential for B Use Class development in the medium term plan period</li> <li>Potential: Developable 11+ years – potential for B Use Class development in the long term plan period</li> <li>Potential: Developable beyond the Plan period – sites / areas with the possibility of forming part of the B Use Class employment land supply in the next plan period (after 2031). Concluded on the basis of need for comprehensive planning for such areas as part of future plan reviews</li> <li>Potential: Not Developable – not</li> </ul>



			employment activities and discounted from the potential supply of employment sites
37. Potential B Use Class	Conclusion on the range of potential B Use Class employment that may be possible on the site	CCL site assessment	Type or range of potential B Use Class activities:  B1a - offices B1b - research and development B1c - light industrial B2 - general industrial B8 - storage and distribution  None - no potential or use for B Use Class employment



### **APPENDIX 2: SITE SURVEY ASSESSMENT**

Basic Descriptors														Suitability Sustainability	Etherical Arri	- Control of the Cont			Printer	Environment No.	allability			Durking & Sa	anirina	Achievability Waster Attributes				Ether	Conclusions and Recommendations		
Ref. No. Site Name /Location Settle	ienertPaish	Source E	xisting / O.S. Grid Potential Reference	Location Size/ Va Potential Are.	cant Comme s (Ha) Floors	ercial space on Units	of Vacant Commercial	Brah	B1c E	Current L B2 B8	Mixed B Cor	Other Non-	ial Total	Previously Developed Land	Suilding Age	Composi Building Quality Building Quality	Surrounding Land Uses	Topography	PyloneiM. Shape Infrastruc Constrain	jor Landscape ture Capacity for to Development	Road Juncti Icess Acces	Bus Stop	Train Distant Station 19 Service Service Access Carllon	al Parking S	Site Acces Constrain	Opportunities for Expansion	Visibility & Prominence	Critical Mass	Heritage Asset/ Listed Building	Other Achievability Risks	Comments and Conclusion		Potential & Class Use
1 Box House Poultry Farm, Albourne Albourn	eroe	CILIA E	TQ 27366 16705	0.60 0	32 0-2,4	e30 1	۰	۰	0	0 100%	۰		100%	POL for employment	1970-90	Average Average	Residential	Flat	Regular None	Lowfiledium	1-3 5-	Good	Average Good	Adequate	Adequate None	Limited existing tand limit potential	Limited visibility	Distant from clusters/employment sites	No known heritage/asset constraints		This site is an existing manufacturing and production facility operated by Senfel Farm Produce who are the sole accupier. The site is at the session edge of Humphopolar and has residential statisties to the east. It is a regular shaped tall self-indepulse packing and entiring passes for the said of operations unchanges. The site has a sedicated access to the Abdomis Road (SCF16). Existing buildings are of a goodisverage quality and are national an essenance sendent. These is very intend acops for immodiscion or expension of employment advision on the analysis.	Existing - Protect	\$1c, \$2, \$8
2 High Cross Farm, Herifeld Road, Abourn	erne .	OLIA E	Date TO 25054 17196	0.97	0 2,500-0	5,000 S	45%	۰	0		100%		100%	POL for commercial/hesidential	1990-2010	Good Good	Agricultural	Flat	Regular None	Louisladium	3+ 5+	Poor	Poor Poor	Good	Adequate None	Existing on-site land	Limited visibility	Distant from clusters/employment sizes	No known heritage/asset constraints		No. This existing small employment alse with a mix of if it is and life; occupient. It is self-contained and set within a country/side location to the vest of Albourse. The sith has delicated access, servicing and car positing for employees and violents. It is shift occupied at the time of every. It is set within a valid greatfered area and count be cogasted or violents. The shift occupied are the time of every. It is set within a valid greatfered area and count to every an expension in future although the subscape opposity for rare development there is Londerfedure. Strategic access to A makes it poor and event the sealors and buildings in sub poor glaim the service and fortilists in also poor glaim the service and fortilists in also poor glaim the service and fortilists in all poor glaims the service and fortilists.	Existing - Protect	Rts, Rtb, Rtc
3 Albourse Court Albours	rne .	Site Visit 6	TQ 26374 16606	1	0 0-2,4	699 6-10	۰	100%			0	0 0	100%	POL for employment	Post 2010	Good Good	Residential	Flat	Regular None	Medium	<1 S+	Average	Page Averag	o Good	Good None	None	Limited visibility	Detail from clusters/employment sites	No known heritage/asset constraints		stain's dissance from existing settlement facilities. Giood quality, relatively new employment space, catering for small-scale office usage. No vacancies. Reasonably good mad access, although not highly prominent. No potential for interestication due to the loyout of dis.	Existing - Protect	Bria
6 Hazaldenes Narsery, Albourne Albourn	erre	SHLAA P	Appendial TQ 26518 16334	4.4			-	0		0 0	0		on.	POL for commercial/hesidential	-		Non-Residenta institution	Flat	Regular None	Louisledum	3+ 5+	Good	Poor Poor		- None	Existing on-site land	Limited visibility		No known heritage/seset constraints		The disk is currently search and disent of development. It is sharined in the southern object of flowers. There is it is extended in object of the control object of flowers and the control object of the control object of flowers and the control object of the control object of flowers and the control object of the control o	Potendal - Deliverable	81s, 91b, 91c, 98
5 Sana, Ashurat Wood Ashurat	nst Wood	EGA E	Suiting TQ-41660 27017	1.1	0 0-2,4	100 3	٥	0	0 9	0	0	50% 0	100%	POL for employment	1945-75, 1970-90	Poor Poor	Residential, Agricultural	Flat	Mody regular None	Line	1-3 5+	Average	Poor Averag	o Pace	Poor Major	Limbed existing land infit potential	No visibility	Distant from clusters/employment sibis	No known heritage/seset constraints	Within the High Weald Area of Cutstanding Nature Beauty	consist end-companies may be consisted within the skip initial And B, the control of whose time the bits of the skip initial And B, the control of whose time the bits of the	Existing - Protect	B14, B2
State Farm, Haywards Heath Road. Balcombe	mbe Naig	Esicombe ghbourhood Plan	Disting TQ 31504 20644	0.49 4	02,4	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	۰	٥			100%	0 0	100%	POL for employment	1985-70	Paor Poor	Agricultural, Residential	Flat	Regular None	Lowbledum	24 36	Poor	Good Good	Adequate /	Maguate Minor	Existing co-site land	No visibility		No known haritagailasset constraints	Wittin the High Weeld Area of Outstanding Natural Seasony	And the control of th	Solding - Protect and expand	Br., 92, Bill
6 Eard South of Cidlands Avenue, Balcombe	mbe	SHLAA P	TQ 30846 29953	2.3	ы .	-	-	0	0	0 0	0		0%	Greenfeld			Agricultural, Residential	Mixed	Mostly Regular None	Medium	3- 3-	Good	Good Good		- Major	Existing on-site land	No visibility	Distant from clumers/employment sites	No known heritage/asset constraints	Within the High Weald Area of Cutstanding Natura Beauty, need for land stabilisation adjacent to the railway; adjacent to Ancient Woodland		Not Developable	None
Y Faild Shaw), London Road, Balcomi Balcombe	mbe	SHLAA P	TQ 30739 30069	0.35 0	25 -		-	0			0	0 0	0%	Greenfeld	-		Recreation, Residential	Mixed	Mostly Regular None	Medium	3- 3-6	Good	Good Good	-	- Minor	Existing on-site land	No visibility		No known heritage/asset constraints		Relatively small greenfield site, with mixed topography and Medium capacity to accommodate new development. Distant from main road network and existing employment clusters, with little visibility or prominence.	Not Developable	None
8 Solney Grange Susiness Park Solney	v	EGA E	TQ 27584 20748	9.6	0 10,001-0	25,000 4	45%	0	60% 2	0% 0		20% 0	100%	POL for employment	1970-90	Average Average	Agricultural	Flat	Regular Pylone/Or within 10	ter Urban	1-3 5-	Average	Poor Poor	Adequate /	Adequate None	Existing on-site land	Limited visibility	Distant from clusters/employment 6366	No known heritage/asset constraints		Well established business park: Good stategic links but more remote from supporting services and facilities. Existing uses provide a mix of light industrial, manufacturing and storage and distribution. Low levels of vacancy. A good stategic employment sits with declarated access, parking and servicing space. There is except for interestication and slignment with suconding assess which has been proposed in the Solvey Religionated Plans for expansion of the minutes of the services of the	Existing - Protect and expand	\$15, \$1c, \$2, \$8
86 Ricebridge Works Sciency	v	EGA E	TQ 26555 21221	1.9 (	13 2,500-0	5,000 10	25-5%	0		0 0	70%	30% 0	100%	POL for employment	1970-90	Average Average	Agricultural	Flat	Regular Prioretts	Ser Medium	et Sa	Good	Poor Poor	Good	Adequate None	Limited existing land infil octoring	Limited visibility	Distant from clumers/employment	No known heritage/asset constraints		And contained to the co	Existing - Protect and expand	\$15, \$1c, \$2, \$8
Mandanda Nursery, Coudaid Breat - Breiner		Call for Sites. P	TO 20409 22490	25 1	15 -		1.					100%	100%	PDL for			Agricultural and	Flat	Mostly None	Loubledur	d d	Good	Pour De-	Good	Manager None	Existing on-site level	Hot visbi?~	Distant from	No known heritage/ser of		per ancounty omce space on-tile. Mixed quality and age of buildings. Little appointuitly for expansion or interefficiation. The site in currently is use as a greate in saddios there are various facetors are used and soften which the class area. The whole die is currounded by strategic read interactions offering good strategic read access. Services and facilities see goor. The cities in statement in an extra control of the complete of the control of the discount of the control of t	Potential - Developable within next 6 - 11 warm	81c 82 88
15 Bolney Grange Susiness Park Bolney		Bolney p	TO 27506 20005		6 .								0%	Creenfeld			Agricultural,	Flat	Regular None	Louthdun	d Se	Average	Poor Poor		None	Existing on-site land	Limited visibility	Part of adjacent to	Constraints  No known heritage/asset	Retention of existing boundary trees; and a resolution to drainage issues is required as part of	centrolphart sales use on eastern portion of the site would need to be cleared to allow a comprehensive form of employment development to be provided.  The site is identified as a preposed allocation in the Storing Neighbourhoot Plant (policy SI2) as an expansion area for the existing Solining Grance Business Plant. The allocated site events on SI6 Hall and the solicy expossite SI site Class	Potential - Deliverable	81.82.88
Hangenwood Farm, Foxhole Lane, Bolmey		SHAA P	TO 25713 22822	12	19 -								0%	Greenfeld			Apricultural	Mixed	Regular Pytona Oc	u los	d 50	Avenue	Poor Average	. 1	None	Existing on-site land	Limited visibility	Distant from characteristics	No known heritage/asset constraints	any development enhanse. Flood Zone 3 area within the site and existing pow lines on the western portion of the site.	involvament. The title is greenfield series of applicational land. It is altusted in a location that has a Low capacity for new development and would represent an expansion of built from away from existing development settlement boundaries. There are initiated involved choice services and facilities evaluable, although strategic read access is good to the AZI of the centre of the Sala in crede to be within Food Zone Ja and these are available periodicity pytions running across the	Not Developable	None
13 Gleblands Field, Lodge Lane, Bolney Bolney		SHLAA P	TQ 25959 23452	52 1					_				0%						Mostly Regular None									Distant from	No known heritage/asset constraints	shes on the western portion of the size.	The camer of the Site is routed to be within Flood Zone 3 and there are waisting electricity pylone running across the wastern and of the site.  The site is at the south-resident boundary of the built-wase of Stoley. It is currently used for agricultural purposes and at a greenfield boustion. The north part of the site agricultural southern southern and the northern boundary is adjacent to the High Wellah ANNE. Rould access the poor via a narrow test the world be unsafeliable frainge scale employment.		_
	_				is -		-	۰						Greene				Mada	_	_	d se	****	100	-		Existing on-ete land	No valuely	Data start country			has kight Wesled ANNE. Road access is poor via a name lame that sould be unsubside for large scale employment bear sould worker demonstrating by larger product whiches. The late is a greenfeld award all policitude blant. It is initiated to the sound of the existing factory Grange Southerse Park side emissing conductors to local burs and exert in Southfard park and the southers (positional control and access but have in a poor level of access to sentice and decidine. This dis is in a man of Local Medium capacity for man benefits and an aprecising exemple after its count of deciding the sound decidine. This disk is in a man of Local Medium capacity for man benefits and a provincing exemple after its count of deciding from general development in a countypical consequent and an an aprecising exemple after its count deciding from general development in a countypical consequent and an are previously exemples after its count deciding from general development in a countypical consequent and are a previously exemples.	NZE Cheveropacies	-
54 Land at Stairbridge Lane, Striney Stolney	v	SHAA P	Otential TQ 27426 20467	5.5	15 -	•		0	0	0 0	0	0 0	0%	Greenfield	•		Agricultural, Commercial	Flat	Mostly Regular None	Louthdun	d S	Average	Poor Poor	-	- None	Existing on-site land	Limited visibility	Part offadjacent to existing cluster	No known heritage/asset constraints		there is a poor level of access to services and facilities. The site is in an area of LowMedium capacity for new development and in rat a previously developed site. It would effectively form greenfeld development in a countrylyside sociation.  The site is currently a caravam park situated to the north of Biothey village on the London Stoot. The site is within an	Not Developable	None
15 Aurora Ranch Caravan Park, London Road, Bolney	v	SHAA P	TO 26553 23797	24 1		-	-	0	0		0	0 0	0%	POL for commercial/hesidential	-		Agricultural, Residential	Flat	Mostly Regular None	Loubledum	et Se	Good	Poor Poor		- None	Existing on-site land	Limited visibility		No known heritage/asset constraints	Within the High Weald Area of Outstanding Nature Beauty	location. The size is currently a carriers pack sharmed to the north of liciney village on the London Road. The size is within an reas of LocalMedium capacity for development. It is a previously used brownfeld size and head sufficing and structured planting hashes on the size. The size is varieted to share existing employment inclorious and while strategic scoops is good to the A22 there is limited access to services and facilities and the size is remote from the centre of Johney.	Not Developable	None
16 Laragh, London Road, Solney Solney	v	SHLAA P	TQ 26455 23931	0.26 0	26 -	-	-	0	0	0 0	0	0 0	0%	Greenfeld	-	-	Agricultural	Flat	Imegular None	Lowblodum	d Sa	Good	Poor Poor		- None	Existing on-site land	Limited visibility		No known heritage/assect constraints	Within the High Weald Area of Outstanding Natura Beauty	Solvey.  The sits form a small plot of inequiar chape. It is a greenfield site located away from Solvey Village which is to the south. The sits form a small plot of inequiar chape. It is a greenfield site located away from Solvey Village which is to the south. The site had direct access to the London Road and distillation and solve and facilities. It is in an rese of LowMedium capacity for development and is charsed within the High Meast Analist.	Not Developable	None
17 Bolney Numery, Cowfold Road Bolney RH17 SQR	v	Site Visit P	TQ 26283 22535	1.83	0 2,500-0	5,000 1	0	0		0 0		100% 0	100%	POL for commercial/hesidential	1970-90	Average Poor Average	Agricultural	Flat	Regular None	LowMedium	et Se	Good	Poor Averag	o Good	Adequate None	Existing on-site land	High visibility		No known heritage/asset constraints	Would require comprehensive clearance and re- development of the site changing from its current horticultural sales function.	Need Andil. The other is existing furdicultural nursery and plant sales facility. It is well located in toms of mategin road access to the AP21 and the AP2. The sale is largely developed with a range of plan sales buildings, poly turnels and attrictures. It is not carriedly in III live class scaling, but would be explained or development. There is no obtained aparts for explained or development. There is no obtained aparts for explained or development controlled on or doubt in bounded with no areas defined as taking it confidence coupling for	Potential - Developable beyond next 11 years	Bric, 92, 99
18 Bolney Grange Business Park Bolney Expansion 2	ny Pr	nomoted in NP	TQ 27763 20800	0.19 0	.19 0		۰	0	0		0	0 0	100%	Greenfield			Agricultural, Commercial	Flat	Mostly Pylone/Cr Regular within 10	Low Medium	5-3 S-	Average	Poor Poor	·	- None	Existing on-site land	Limited visibility	Part offadjacent to existing cluster	No known heritage/asset constraints	Pylon (low voltage) runs across the northern boundary of the site.	war development.  This main, undeveloped allow with existing experience covering a offers an expension apparatulty for the existing bildney.  Compare Survines Pint. The or his immediately adjacent to and accessed via the existing Survines Pint. and offers a resided case for expension of employment or Em de las common del him the Survines Pint and quies the sample,  allow a function of the existing employment closes it would from an appropriate approximaty for expension of 500—  Not Common approximate Common and	Potential - Deliverable	B1c, 92, 98
20 Former Sewage Treatment Works, Surgeon Fairbridge Way	HEE HEE	EGA E	TQ 30889 20255	12.1	0 02,4	10	42.5%	0	0		100%	0 0	100%	POL for commercial/healderflat	1970-90	Average Average	Agricultural	Mixed	Mostly Regular None	Low	et \$-	Good	Good Good	Adequate	Adequate Minor	None	No visibility	Close to existing or planned cluster	No known heritage/asset constraints	Planning Permission Granted for mixed residents and community development (325 dwellings) sociating re-provision of 6 employment units (98/01644/CUT) and (11/00278/FUL)	development to provide 355 devellings and associated community uses through extent planning permission. [98016464CUT]. Six replacement employment (ErtaBricQS288) units were permissed in 2011 (11.00278FUL), within the existing small cluster of B Liss Class units. There is therefore some limited potential for improvement of the existing and modern extension however the wider risk and are it among and to be evaluating of the residential uses during the plan period. (See should be reliesed from employment as to recognise the extent planning commission.	Existing - Release	None
21 Church Road Walk Surges	NES HEE	EGA E	Existing TQ 31307 19091		0 50,00	00+ 20+	5-10%	0			50%	50% 0	100%	POL for commercial/healdential	1970-60, 1990-2010	Average Good	Residential, Commercial	Mixed	Mostly Regular None	Urban	10 36	Good	Good Good	Good	Adequate None	Existing on-site tand	High visibility	Part of adjacent to existing cluster	No known heritage/asset constraints	internalification or expansion of existing employmen- uses would require a comprehensive programme- regeneration of the area as there are no obvious additional development plats. The nature and lay of the existing Church Road Walk precludes expansion or change on a left-by-delaunt basis.	Chush Doad Walk forms part of Burgass Hill Town Christ and is within the privary real destination for the exchan- te and field Susses. Selection: The enright-contract once complies made it entitle out and such certain privaces as well as some etandation office with. Dubling stock is of fore-average quality. The Town Contra and therefore Church Road Walk thereing from good books is to enriche, facilities and to that and the discover. New enright-contract development here a constrained by the larged and related we entain of the cores and the last of available last for engineers.	Existing - Protect	R1a, R1b
22 Sheddingdean Industrial Estate, Marchan's Way, Burgess Hill	165 Hill	EGA E	TQ 30977 20226	12	0 25,001-0	50,000 20	42.5%	0	0 3	0% 50%	20%	0 0	100%	POL for employment	1990-2010	Average Average	Residential	Flat	Mostly Regular None	Urban	d Se	Good	Good Good	Adequate /	Adequate None	Limited existing tand infill potential	High visibility	Close to existing or planned cluster	No known heritage/asset constraints	especial of change of a ser-cy-control case.	Wile-established industrial estable to the conference adjust of fluorestables returned comprehensive supervisions and average quality of stock. Current uses cover a mix of light industrial, general industry, storage and distribution. There is limited potential for intensification with a bit of viscourit took.	Existing - Protect	B1c, 82, 98
23 Sussex House, The Brow Burges	168 HE	EGA E	TQ 31132 18961	1.6	0 10,001-3	25,000 1	<2.5%	100%	0	0 0	0	0 0	100%	POL for employment	1970-1990	Good Good	Residential and town centre commercial	Flat	Regular None	Urban	d Sa	Good	Good Good	Good	Adequate None	None	High visibility	Close to existing or planned cluster	No known heritage/assect constraints	-	Single, large footpoint Bit eiffice proposity at the edge of and connected to Burgeas HII Town Castine. Average intralegi- cials, but good access to bus and rail facilities. Supporting services and facilities provided in Burgeas HII Town Castin. The property has recently undergone estimative reducibilities of an in now occupied by American Express.	Existing - Protect	Bria
24 Mictoria Business Park West Burges	nes Hill	EGA E	TQ 29849 18515	21.3	0 50,00	00+ S0+	42.5%	0	0		80%	15% 5%	100%	POL for employment	1990-2010	Good Good	Commercial	Flat	Regular None	Urban	e a	Good	Good Good	Good	Good None	None	High visibility	Part of adjacent to existing cluster	No known heritage/asset constraints	Very limited opportunities for intensification or expansion due to tack of available vacant plots.	And the second section of the control of the contro	Existing - Protect	\$1a, \$1b, \$1c, \$2, \$6
25 Victoria Rusiness Park East Burgeo	nes Hill	EGA E	TQ 30348 18710	32.8	2 50,00	00+ 50+	<2.5%	0			75%	25% 0	100%	POL for employment	1990-2010	Average/Good Good	Commercial	Flat	Mostly Regular None	Urban	d Se	Good	Good Good	Good	Adequate None	Limited existing land limit potential	High visibility	Part of adjacent to existing cluster	No known heritage/asset constraints	Very limited opportunities for intensification or expansion due to lack of available vacant plots.	Eastman portion of the Visitoria Business Park. This area has a mix of larger and smaller industrial and office units, builtip is generally poper than built on the Western Besiness Park area. There were some finished vacancies but finished opportunities for expansion or intendication. The estate is well-arranged with respect to parking, servicing and has good stranged, counces by road and to services, facilities in Burgues HI Town Centre and retall convenience.	Existing - Protect	\$1s, \$15, \$1c, \$2, \$
26 Residential/Mixed Use Area, Victoria Burgeor Business Park East	nes Hill Neig	Burgess Hill ghbourhood Plan	TQ 30036 16857	5.15 0	99 -	10	-	0		0 0	100%	0 0	100%	POL for employment	1990-2011	Average/Good Good	Residential, Commercial	Flat	Regular None	Urban	d Se	Good	Good Good	Good	Adequate None	Limited existing land infill potential	High visibility	Part of adjacent to existing cluster	No known heritage/asset constraints		presentation near the entire.  This also from a Of Victoria Road Susiness Park (West) and currently contains a number of B Use Class employment units.	Existing - Release	None
27 Land South of Faithridge Way Sturgeo	nes Hill	CILIA P	TQ 30947 20405	0.57			-	0	0	0 0	0	0 0	0%	Greenfield			Former Waste Treatment, Agricultural	Flat	Regular None	Low	et Se	Good	Good Good		- None	Existing on-site land	High visibility	Part of adjacent to existing cluster	No known heritage/asset constraints	Presence of existing mature trees and vegetation the site. Adjacent to an existing watercourse.	trabure trees and vegetation adjacent to an existing watercourse. The site is immediately to the north of the existing Sheddingdean industrial Estate and has a good level of access, visibility and potential for employment development.	Potential - Deliverable	B1c, 82, 98
28 Land at Rear of BB, Folders Lane, Surgeon Surgeon HB	NOS HER	SHEAA P	TQ 32915 17906	723 7	23 -	-	-	0	0	0	0	0 0	0%	Greenfeld	-		Agricultural, Residential	Mixed	Mostly Regular None	Low	1-3 5-	Average	Good Good	-	- Minor	Existing on-site land	No visibility		No known heritage/asset constraints	The site abuts the South Downs National Park	The sits is greenfaid used for apricultural purposes currently. It stake the South Downs National Park for the south shough it is coulded the designated are. It is within an easy destrifted as having a low level of capacity for new shvelopness. Taking access to Folders Lane would find the suitability and case of placeful employment shvelopness without significant improvement works. The lath's boated is a some distance from strangic rasks and all access to call stations in Burgaes sit Binding by smallers appeal. The perspheral income has limited to excess to stations are belowed.	Not Developable	None
29 Wintons Farm, Folders Lane, Burgess HB	166 HII	SHAA P	TO 32365 17926	49	.9 -	-	-	0	0	0	0	0 0	0%	Greenfeld	-		Agricultural, Residential	Mixed	Mostly Regular None	Low	5-3	Average	Good Good	-	- Mnor	Existing on-site land	No visibility	Distant from clumers/employment sites	No known heritage/sased constraints	The site abute the South Downs National Park	and easy although it is custicle the designated area. It is within an asso identified as having a low level of capacity for new development. The able contains a man made faiting lake. Suising access to Solders Lane would limit the suitability and scale of potential employment development without significant improvement work. The data location is some distance from stranging coads and also access to real existion as Margees Hill finding its market appear. The acceptance limited has limited the access to source and ordinate access to the surgeous Hill finding its market appear. The acceptance limited has limited the access to source and for little constitution according acceptance from featurement or featurement or acceptance limited.	Not Developable	None
30 Land South of Holders Lane and Sect of Reymer Road, Burgess Hill Burgess	ME HE	SHLAA P	TQ 3213717715	99 (		-	-	0	0	0 0	۰		0%	Greenfeld	-		Agricultural, Residential	Mixed	Mostly Regular None	Low	1-3 5-	Avecage	Good Good	-	- Mnor	Existing on-site land	No visibility	Distant from distinguishing/syment sites	No known heritage/asset constraints	The site abuts the South Downs Nasional Park	The bits is granted and the opposition of programme country. It think the filled from the state of the bit was discussed from the bits the bits was discussed from the bits was discussed. Chicking account for filled in the was discussed from the property of the programme country of the programme	Not Developable	None
21 Land East of Greenacres, Keymer Read, and South of Folders Lane Burgess	nes Hill	SHLAA P	TQ 32110 17943	63 6			-	0	0	0 0	0	0 0	0%	Greenfeld	-		Agricultural, Residential	Mixed	Mostly Regular None	Low	1-2 5-	Average	Good Good	-	- Mnor	Existing on-site land	No visibility	Distant from clusters/employment sites	No known heritage/asset constraints	Near to the boundary of the South Downs Nationa Park	The war year-well cash for agrounding purposes currently. It should be down that one Park (in the south and analysthough it is countied to designation ask. It is without a man desired as a fining a transmission level of support for new Coverageover. Excluding access to Frictions to see south limit the suitability and case of promoter and and an access to the south of the county	Not Developable	None
40 Land South of Cuckfield Village Cuckfiel	Sold	SHAA P	TQ 30162 24076	24 :			-	0	0	0	۰		0%	Greenfeld	-		Agricultural	Flat	Mostly Regular None	Medum	et \$-	Good	Pour Good	-	- Mnor	Existing co-site land	Limited visibility	Distant from clusters/employment sites		Adjacent to High Weald Achill. Abuse to Cuckfield Conservation Area. Within setting of various Liste buildings.	ANNE countary (attractly counted that, I filter are also various crades in and I'm and I Lake abunding without home of the setting for the list is within a raw of live appoint from development. It is understood that the site is in murple committing. Access difficulties, lock of connectivity to services and facilities, distance from existing employment continues and perfectled for negative impacts on Liesed buildings, the Conservation Anses and the ANNE-weigh against this site as an employment location.	Not Developable	None
44 Land North of Cuddleid Bypass, Cuddle Cuddleid	Seid	SHAA P	TQ 30749 24109	20	10 -		-	۰	0		۰	0 0	0%	Greenfeld	-		Agricultural	Flat	Mostly Regular None	Medum	et S-	Good	Poor Good	-	- Minor	Existing on-site land	Limited visibility	Distant from clusteral imployment sites	Major heritagelisted building potential constraints	Abuts to Cuckfield Conservation Area and potents for negative effects on the setting of various Listed buildings.	access to the ACP2. Part of the size is within an area of Medium capacity for new development, the remainder within a Low capacity area. There is potential for any future development to these a negative impact on the Conservation Area and the setting of Cucifield, including various Listed buildings. A buffer to the adjacent Ancient Woodland would also	Not Developable	None
45 High Grove, imberhome Lane East Gr	Grinstead	EGA E	TQ 37905 37176	23	0 5,001-7	7,500 Nursery a househo recycling centre	and sid 0	0	0 9	0	0	50% 0	100%	POL for employment	1990-2010, New-post 2010	Good Good	Agricultural	Flat	Mostly Regular None	Medum	5-3	Average	Average Averag	a Adequate A	Adequate None	Limbed existing land limit potential	Limited visibility	Distant from clusterulemployment sibes	No known heritage/asset constraints		he meaded for indiginal development impaces. The side is measts from other employment that cause and back of the contraction of the contraction o	Existing - Protect	B14, B2, BB

							1 1																							A large well established modern industrial estate located to the north west of East Crinosses, silusted within the settlement boundary. The sile benefits from good strategic road access with linkages to the A22H264. Parking,		
46 Birches Industrial Estate E	East Grinshad	EGA E	TQ 37139 39240	13.2 0 25,001	1-50,000 27	2	40% 207		0	0 409	. 0	100% P	Ot for employment	1990-2010	Good C	Residenti Commerci	Flat	Regular None	Urban	d 36	Good	Good G	Good Good	Adequate None	None	High visibility	Part ofladjacent to existing cluster	No known heritage/asset constraints		In large were demolatived modern inclusion incurse incomed to the north west of East Constant, disubled within the sentencer blookings, to see beneath two propriets produces are interesting the Astronomic Propriets and the Constant of th	Existing - Protect	\$1a, \$1b, \$1c, \$8
47 Charleoods Industrial Estate	East Grinshad	EGA E	<b>Existing</b> TO 20039 20095	5.8 0 90,001	1-25,000 20+	2.5%-5%	s 0 0			0% 20%		100% P	Ot for employment	1970-90	Average Au	erage Residenti	Flat	Mostly Regular None	Urban	1-3 S-	Good	Good G	Good Adequate	Paor None	Limited existing tand linfil potential	Limited visibility	Distant from distant/employment sites	No known heritage/asset constraints		And at execution of the authorization that is a common to the authorization of the authorization for the authorization and authorization for the authoriza	Existing - Ralease	Sta, Stb, Stc, SS
48 Febridge Centre E	East Grinshad	EGA E	Guisting TQ 37113 29344	2 0 10,001	-25,000 12	SN-10N	. 0 901	n 0	0	0 109		100% P	OL for employment	1970-90	Good	Residenti Commerci	Flat	Regular None	Uttan	et 34	Good	Good G	Good Adequate	Adequate None	None	High visibility	Part offadjacent to existing cluster	No known heritage/asset constraints		A halfacily modern estate located adjuscer to, and north of the Sichnes industrial Estate, with shared access through the Sichnes. This site provides a number of good quality units apporting an image of occupiers with good levels or parting and servicing arrangements, an attendive environment and healthy levels of occupancy. Access to the stategic road research is good, the site is prominent and benefits from its location as part of the largest cluster of employment uses in Seat Germands. These is thesewer limited campo for interestication within the exempt.	Existing - Protect	81a, 81b, 81c, 88
49 Imberhame Way	East Grinshad	EGA E	Date TO 17706 26104	1.9 0 5,001	1-7,500 154	0	0 0		0 8	0% 20%		100% P	OL for employment	1970-90	Average Av	Residenti Commerci	Flat	Irregular None	Urban	d 36	Good	Good G	lood Poor	Poor Major	None	High visibility	Part ofladjacent to existing cluster	No known heritage/asset constraints		Industrial estate located immediately to the east of the Birches industrial estate. The site is served by its own dedicated scores off Intentions Lane and it characterised by agine rand with generally loser quality building stock to its implicationing insider estate. The site is strategically well consider, theme part of an entablished employment cluster and is well occupied although pasking and servicing is constrained and in need of improvement. There is little scope for	Existing - Protect	81a, 91b, 91c, 98
50 Independent Business Park G	East Grinshad	EGA E	Suising TQ 37542 26167	1.7 0 90,001	-25,000 8	0	0 0		0 7	5% 259		100% P	OL for employment	1970-90	Average Av	erage Residenti Commerci	Flat	Regular None	Utan	et 34	Good	Good G	Good Adequate	Adequate None	None	High visibility	Part ofladjacent to existing cluster	No known heritage/asset constraints		range of stock in generally average quality units with good levels of occupation. The site benefits from good strategic access to the AG2 alongside its location within a large established employment cluster, and is served by its own access	Existing - Protect	\$1a, \$1c, \$8
\$1 Railway Approach	East Grinshad	EGA E	Existing TQ 29107 30221	0.4 0 0.0	1,499 2	5%-10%	6 0 0	0		0 1001	n. 0	100% P	OL for employment	1970-90	Average Av	Residenti Commerci	Flat	Regular None	Urban	d S	Good	Good G	lood Paor	Adequate Minor	None	Limited visibility	Close to existing or planned cluster	No known heritage/asset constraints	The sile forms part of a specific policy area and fee at the northers extent of the Town Centre Shopping Policy Soundary.	of limitations have Opportunities for the Security of the Secu	Existing - Raissase	None
52 Cantelupe Road S	East Grinshad	EGA E	<b>Suisting</b> TQ 29511 26062	0.75 0 5,001	1-7,500 2 building plots	2.5%-5%	K 100% 0		0		0	100% P	OL for employment	1970-00	Good	need Residenti	Flat	Regular None	Urban	et S-	Good	Good G	Good Good	Adequate Minor	None	High visibility	Close to existing or planned cluster	No known heritage/asset constraints	A number of commercial properties have been converted to residential use on Cardelape Road an the draft East Grinstead Neighbourhood Plan allocates Cardelape House for residential transformer.	A number of three storey office buildings (Cartelupe House, Medawy House, Kings House) located within the town d centre boundary, in close possinity to services shouldes and the train station. Suitance of vacancy within the office unlistings whilst sesidential development approvals (via permitted development rights) have occurred at Phoenix House and Madd House. The office stools is dashed with parking and servicing considered poor. Oppositables exist to reflection	Existing - Release	None
53 East Grinstead House, London E Road/Wood Street	East Grinshad	EGA E	<b>Existing</b> TO 20021 20341	3 0 90,001	-25,000 Office complex	\$16 - 101	N. 100% 0			0 0	0	100% P	OL for employment	1970-90	Average Av	erage Residenti Commerci	Flat	Mostly Regular None	Utan	d S	Good	Good G	Good Good	Poor Major	Existing on-site land	: High visibility	Distant from clusters/employment sizes	No known heritage/asset constraints		to the railway station and town centre facilities. Evidence of some vacancy within the building although the office	Existing - Protect	Bita
54 Park Road Maypole Road E	East Grinshad	EGA E	Guisting TQ 38767 38568	1 0 90,001	-25,000 3	0	100% 0		0		0	100% P	OL for employment	1970-90	Average Av	erage Residenti	Flat	Mostly Regular None	Utan	d 5-	Good	Good G	Good Adequate	Adequate Minor	None	Limited visibility	Distant from clusters/employment sites	No known heritage/asset constraints		benefit file non existent of multi story parking, a highly related used provides large office floor parket for fast scalabland cases in manufactured for multi-scalabland parking and provides large office floor parket for fast scalabland cases and multi-scalabland parking and parking for the scalabland parking for the scalabland floor and parking for the scalabland parking for the scalabland parking for the scalabland floor as the scalabland parking the scalabland parking for parking for the scalabland cases to facult scalabland parking for scalabland parking for scalabland purposes or the scalabland parking for scalabland cases to facult scalabland parking for scalabland parking for scalabland purposes or the scalabland parking for scalabland parki	Existing - Protect	Bria, Bric
SS Bulnushes Business Park, Coombe Hill Road, East Grinstead	East Grinshead	Name E	Existing TQ 29007 26957	0.63 0 2,500	>5,000 20+	2.5%-5%	s 70% 30f	n. 0			0	100% P	OL for employment	970 - 1990, 990 - 2010	Average Au	erage Agricultur	Flat	Regular None	Medium	10 S	Good	Good G	Good Adequate	Adequate None	Limited existing tand limit potential	Limited visibility	Distant from distantivesployment sites	No known heritage/asset constraints	Within the High Weald Area of Outstanding Natural Beauty	Control of the second or dependent on the control of the control o	Sulating - Protect	B1a, B1c
109 Mill Place Farm, Vowels Lane G  Land to the West of East Crimbeed (Land at Interhome Farm)	East Grinshad	CILIA E	TQ 37260 34809	0.5 0 0-2	1,690 1-5	0	100% 0					100% P	OL for employment	1970-1990	Average Av	Agricultur	Flat	Regular None		3+ 5+	Poor	Poor P	Adequate	Adequate None	None	No visibility	Distant from clusters/employment sizes Distant from	No known heritage/asset constraints Major heritage/liste building potential constraints	Within the High Weald Area of Cutstanding Natural Beauty  A small area at food feld; (north of site) whilst also site includes an SNCI, small amounts of Ancient Woodland and Sated buildings, that will require suitable mitigation).		Existing - Protect	R1a, R1b
Land at Hill Page Farm to the SW of	East Grinshad	SHLAA P	Potential TQ 28284 27681	27.9 27.9			0 0		0			0%	Greenfeld	-		- Agricultur	Mixed	Regular None		d S	Good	Good G	lood -	- Major	Existing on-site tend	d Limited visibility	Distant from clusters/employment	Heritage/ Listed building assets, bu amenable to	Woodland and listed buildings (that will require suitable miligation).  t Ancient woodland within and adjacent to sibe, and proximity to adjacent listed building.	In arran assignment, and the control of the control of the desired of the Colombia The against a subject to be again of the Colombia The against a subject to the control of the Colombia T	Not Developable	None
the Brushell Rainary Line  Se Land Rear of 17-47 Crealey Down	East Grinshad	SHLAA P	Potential TQ 36872 29530	26 26			0 0		0	0 0	0	0%	Greenfeld	-		- Residenti Woodan	Flat	Regular None	Utan	d S	Good	Good G	lood -	- Major	Existing on-site tend	No visibility	Close to existing or	No known heritage/asset constraints	Proximity to ancient woodland on its southern boundary will require a buffer.	Susters. Significant transport inflastractural improvements are required to address transport openity and access. The occurate Account Produced without addressing the sale shalls a little suited tracturates allowed to the sale of the contract and the sale of	Not Developable	None
East Grinstead Football Club and 59 Rile Club, East Court, East Grinstead	East Grindand	SHAA P	Potential TO 40122 38785	275 -							100%	1005	Guerfeld			- Residenti Woodlan		Regular None	Utan		Good	Great G	and God	Good None	Existing county tour	No. of Pality	Datast fors	No known heritage/asset constraints	Proximity to SNC1 and ancient woodland, and welprotection as a recreational facility.	recording on the auchient boundary will require a before zone and regard usual result to be given to a variencement of the salar.  The site complexes the East German's boundary down and the cuts, and is bounder within the settlement boundary, to the complexes the Case German's boundary of the control of t	tier Canalonable	None
Ginstead  Ginstead  Land Asjoining Acadia Cottage, 151 Caseley Down Road, Felbridge	East Grinday	SHAA P	Potential TO 36117 36262	038 038									Greefeld			Woodlan	Flat	Regular None		a 4	Good			None None	Existing consideration	Mich visibility	Distant from	no known heritage/asset constraints	use/protection as a recreational facility.	and court of the are respectively.  A greenfield site located outside of the East Grinstead settlement boundary. The site benefits from good visibility and	tier Canalonable	None
Crawley Down Road, Felbridge  Land Rear of 'Mulberry Gate' Copthone Road, Felbridge	East Grindand	SHAA P	20 12125 36644	036 036								1005	Constitut			- Residential	da Dar	Regular None	Utan	a 4	Good	Great G	lood .	. Nov	Existing county tour	No. of Parts	Close to existing or	No known heritage/asset constraints		because to Constely Doorn Road to it is football in an area of medium regardly for these development, is delicant from construction expeditional to the control of the con	Nice Countries to	None
																											Detail for	No known heritage/asset constraints	Proximity to ancient woodland and SNCI	implying the data shrings, because an explicitly promitted on the state book validity, a statistic set only the school formation of the state of th		
42 Land North of Hill Place Farm and South of Worth Way, East Grinsland C	East Grinshad	SHAM P	Potential TQ 38113 37950	285 285		-	0 0			0 0		100%	Greenfeld	-	•	- Agricultur		Mostly Regular None	Medium	d S	Good	Good G	lood -	- Mnor	Existing on-site tand	Limited visibility	dusters/employment sizes			together with but and rail travel. It is however distant from existing ampliogment areas and access improvements would be required from an extendituded residential area. The left fish is located in close possiting to ancient excellent and an Seal Conference of the	Not Developable	None
63 Land between 43 and 59 Hurst Farm Road, East Grinstead	East Grinshad	SHAA P	Potential TQ 38722 37674	1 1			0 0		0	0 0	۰	100%	Greenfeld	-	•	- Residents Agricultur		Regular None	Medium	d S	Good	Good G	lood -	- None	Existing on-site tand	i High visibility	clusters/employment sides	No known heritage/asset constraints	Public Right of Way, flood risk, High Weald Area of Outstanding Natural Beauty	One of the present of the last between conditional encoderating properties forcing to text from float bigative with torsing to transmissibility of the control of the contr	Not Developable	None
64 Eand at Coombe Hill Road, East Grinstead	East Grinshad	SHAA P	Potential TQ 38773 36868	3 3		•	0 0	0	0	0 0	0	0%	Greenfeld	•	-	- Agricultur	f Flat	Regular None	Medium	1-3 5-	Good	Good G	Good -	- Mnor	Existing co-site land	No viability	clusters/employment sites	No known heritage/asset constraints		Coombe NII Road but is distort from established employment areas. It is located in an area of medium capacity for were development but is peripheral the estatement boundary. The size alon falls within the High Walaid AGNIS. The size is an existing complian of employment and sail generic activities (our easile) with small and larger commercial with and open estronge activities. Strategic access is poor and size access, parking and servicing it commitmed with infect datason available. Units are in any of conditions and the existence areas of once stronge creates a cultiment and the existing of the existing of the existence areas of the existence areas of the existence areas of the existence areas of the existence area.	Not Developable	None
74 Hassocks Railway Business Park 9	Hassocks	Site Visit E	TQ 20225 15366	136 0.13 0-2	1,490 9	5-10%				0 1001		100% P	OL for employment	1979-90	Poor I	Rahway Agricultur	Mixed	Integular None	Urban	1-3 S-	Good	Good G	Good Peor	Proor Major	Existing co-site land	Limited visibility	Distant from distantivesployment sides	No known heritage/asset constraints	Allocated for a mixed use redevelopment in the Small Scale Allocations DPD (2008)	And the second of the second o	Culating - Protect and expand	R1c, R2, R8
66 Russel Nursery, Hurst Road, Hassocks	Hassocks	SHAM P	Potential TQ 29700 15470	246 246		-	0 0		0	0 0	0	on	POL for mmercialhesidential	-	-	- Residents Agricultur	Mised	imegular None	Low	d S	Good	Good G	lood -	- Minor	Existing on-site tend	No visibility	Distant from clusters/employment sites	No known heritage/assect constraints	Adjacent to the South Downs National Park	The other at the section close of interaction. The other has been easily provided year activity and contrary and existing production of the restrict. The other has been provided yet the Good Provided year of the other provided yet of the Contrary of the other years of the other provided year. Accounts the section of the other provided years of the years of years of the years of the years of the years of the years of y	Potential - Developable within next 6 - 11 years.	81s, 91b, 91c
67 Land West of Birch Way, Hassocks 1-	Hassocks	SHAA P	TQ 30785 16053	as as		-	0 0	0	0		0	0%	Greenfield	-	-	- Residents Agricultur	Flat	Mostly Regular On San	Low	d Se	Good	Good G	lood -	- Major	Existing on-site land	No visibility	Distant from clusters/employment sites	No known heritage/assect constraints	Flood Zone 2 and 3 on parts of the site. Water attenuation tank on site reduces the developable area. The South Downs National Park boundary is in close proximity.	used at present. As area of the water course on the disk within Flood Zone 3 and some other parts of the dills are in Flood Zone 2. There is a water attenuation tank under park of the western iskle of the sile that would reduce the developable area. The shirt allocation as open appace means that any employment development would result in the loss of open space.  The shirt and/design existing residential property and mar gardens fronting to Hunta Ribad. The sile is well located in	Not Developable	None
68 27 and Rear of 25/25a Hunst Road, Hassocks	Hassocks	SHAM P	Potential TQ 29582 15556	637 637		-	0 0		0	0 0	0	0%	Greenfield	-	-	- Residents Agricultur	Mined	Mostly Regular None	Low	d S	Good	Good G	lood -	- Major	None	No visibility	Distant from clusters/employment sites	No known heritage/asset constraints	Adjacent to the South Downs National Park	whiten is local services and facilities and with respect to access to but and rail facilities as well as strategic road scores. Development of the side would browde development of life there service relating residential properties and would potentially impact on the character of this area. A previous planning appeal at 27, Hunt Pland was deminised in 2015 as development at the location was considered to represent an inappropriate infill development out of learning with the immediate area.	Not Developable	None
69 Land West of Brighton Road, Hassocks	Hassocks	SHAA P	Potential TQ 29803 15325	17 17		-	0 0		0	0 0	0	0%	Greenfeld	-	-	- Residents Agricultur	Mixed	Mostly Regular None	Low	et Se	Good	Good G	lood -	Mnor	None	No visibility	Distant from clumers/employment sites	No known heritage/asset constraints	Adjacent to the South Downs National Plark. Has been subject to recent residential infill development on part of the site.	sensitive in me. The dark state that any one of the contract that	Not Developable	None
70 Tates (South Downs Garden Centre), Brighton Road, Hassocks	Hassocks	SPLAA P	Potential TQ 30022 15161	2.4 2.1 10,001	1-25,000 1	0		0		0 1001	n 0	100% 00	PDL for somercial/heidential 1	1970-90, 1990-3010	Average Av	Residents Agricultur	Flut	Regular Pylone/Cer within 100		10 5	Good	Good G	Good Good	Good None	Existing co-site land	1 High visibility	Distant from distant/employment sites	No known heritage/asset constraints	Adjacent to the South Downs National Park	Assessment of the site for employment purposes shows that the site borders with the South Downs Madornal Park. The lide is within a man identified as thanking a Low capacity for new development. The left has potential for expansion of some 2.5 He jut the eastern side of the site to the near of the existing goaden commo buildings). There is good strategic road access and access to local facilities and sensions (including on other enstaturent). However the side is already in	Potential - Developable beyond next 11 years	R1c, R2, R8
72 Surrel Road Industrial Estate 6	Haywards Heath	EGA E	TQ 22897 24845		1-50,000 20-50	4%	20% 207	n. 20%	20%	0 209		100% P	OL for employment		Auerage Au	erage Residenti	_		Hgh	d S	Good	Good G	lood Adequate	Adequate None		Limited visibility	Part offadjacent to existing cluster	No known heritage/asset constraints No known		unlike and equality (as an a positive comits and valued for the entire to a make the transporter of the quarter files, "Seculpture of the entire price real and without the contract of the entire prices, or interesting a file of the entire prices of the entire	Existing - Protect	81,92,99
76 Perrynount Road 6	Haywards Heath	EGA E	TQ 22122 24310	12.5 0 25,001	1-50,000 >50 (6 block	sa) 2.5-5%	100% 0	0	0	0 0	0	100% P	OL for employment	_	Average 0	Town cent commerci		- August		d Se	Good	Good G	Good Adequate	Adequate Minor	Limited existing tand limit potential	High visibility	Part offadjacent to existing cluster Distant from	No known heritage/asset constraints		Surrounded by other main town centre uses and residential uses. Limited strategic access but good local access to slock, unificial and railway lists. Some scope is treatily employment uses but a lack of opportunities for larger access supposedor.  The sits is an existing employment zone with mixed B Uses class and other commercial uses. It is a taky constained employment sits within utona area surrounded by residential uses and small-noted commercial uses, but high level of	Existing - Protect	Rta
75 Western Road Industrial Estate	Haywards Heath Haywards Heath	GGA E	TQ 23925 23873	0.8 0 5,001	1-7,500 6-10	<2.5%	100% 0		0 9	0 0	0	100% P		1970-90 A	Average Av	erage Residenti		Regular None		1-3 Se	Good	Average G	lood Adequate	Poor Major  Adequate Minor	Existing on-site land	Limited visibility  High visibility	Close to existing or planned cluster	heritage/asset constraints No known heritage/asset		Since a letter and states yets, some laught is restrict, properties are fast as and of appointment or large created from the last as an ending applicance state with ending the context and of the end of the context and is a letter of the context and the	Existing - Protect and expand  Existing - Protect	91c, 92, 98 91, 92
118 Bridge Road Industrial Estate	Haywards Heath	EGA E	Falsting TQ 20529 25002	5 0 25,001	1-50,000 20-50	-5%	0 0		0 60	206 420	6 0	100% P	Ct. for employment	_	Average Av	erage Residenti	Mixed	Mostly Regular None	_	1-0 Se	Good	Good G	load Adequate	Adequate Minor	Limited existing land infill potential	Limited visibility	Close to existing or planned cluster	No known heritage/asset constraints		The size in a well established, existing employment location in Heywards Heath. It offers a mix of light and general industrial stock of average quality. Access is adequate and the size is well located with respect to services, facilities and public transport offered in Heywards Heath Ison centre. There is limited opportunity for additional employment floorspace where through the development of viscent letter of mix interests or elimiting size or foreign size of companies. The letter	Existing - Protect	\$1,92,56
76 Freshfeld Lane, Danehill 6	Horsted Keynes	WSCC Monitoring E	TQ 38523 26183	0.1 0 5,001		٥	0 0	0	0	0 1001	n 0	100% P	OL for employment	1970-1990	Average	- Agricultur			High	3+ 5+	Paur	Poor P	Accer Good	Adequate Major	Existing on-site tand	No visibility	Distant flors clumers/employment sites	No known heritage/asset constraints		Fas situate vacanicals and travers a unider destination of space in the location. There is a new extension of the situation are supported as and, but there is a new extension produced as the situation of the si	Potential - Developable within next 6 - 11 years.	\$1,92,98
#1 Hanted Keynes Industrial Park 6	Horsted Keynes	EGA E	Dating TQ 37903 29410		1-7,500 11-20	<5%	80%	10%	0	0 109	. 0	100% P	OL for employment	_	Average Au	erage Agricultur		Regular None		3+ 5+	Poor	Poor P		Adequate Minor	Existing on-site tand	No visibility	dutienslemployment sites	heritage/asset constraints Heritage/Listed	Within the High Weald Area of Outstanding Natural Beauty	interface in vince of conductivations in our over Considerate Consequence or cons	Existing - Protect	B1a, B1b, B1c, B2, BB
82 Honted Keynes Station, Station Approach	Horsted Keynes	CILIA	TQ 17155 28162		1,499 1-5	۰	0 0		0	0 1001		100% 00	POL for immercial/healdential	1940-70	Average Av	erage Agricultur		Neguar		3+ 5+	Pour	Poor P	Asser Good	Poor Major	Existing on-site tand	No visibility	dusters/employment sites	amenable to incorporation	Within the High Weald Area of Outstanding Natural Beauty	The last is an installing discharities about by growing results global control (or for Carboting 2 as I also Calable an implication) and in a situation of the control of the control of the carboting and control of the control of the carboting and control of the control of the carboting and control of the	Not Developable	None
83 Ludwell Field Adj Keysford and Sugar Lane, Horsted Keynes	Horsted Keynes	SHEAA P	TQ 37970 28054	0.92 0.92		1	0 0		0	0 0	0	0%	Greenfeld	-	-	- Agricultur Residenti		Mostly Regular None		3+ 5+	Good	Foor Ave	erage -	- Major	Existing on-site land	Limited visibility	distantismployment 6364	No known heritage/assect constraints	Within the High Weald Area of Outstanding Natural Beauty	non-morrowy at a treat of or controlocon to the criticate and galessy to the village. Development would require the removal of a large proposition of woodland on the site, which is large to alter the character of the sumounding landscape. There are also access issues, with the site being significantly above road level with no obvious access point.  The site has a Lond-Medium cascade for new development in tenderappe terms, it is appoint from the moin authorized.	Not Developable	None
84 Front Field (Village Field), Jeffreys Fami, Honsted Kleynes	Horsted Keynes	SHAA P	Potential TQ 38036 27874	12 12		-	0 0	0		0 0	0	on.	Greenfeld	-	-	- Agricultur Residenti	-		Medium	3+ 5+	Good	Poor Ave	erage -	- None	Existing on-site tand	Limited visibility	Dataer from dusters/employment sizes	No known heritage/asset constraints Haritage/ Listed	Within the High Weald Area of Outstanding Natural Beauty	soils. The airs has a Low-Medium capacity for new development in and scape server. It is expanse from the main settlement exact of larger lene and it is control within the AANA. The coultern part of the late is less senditive as it is adjacent to housing to the east and south, but this is likely to be incompatible with employment uses. In addition, power lines run. Through other.	Not Developable	None
85 Castle Field, Cinder Hill, Hontand Maynes.  Reveneucod Hotel, Hontand Lane.	Horsted Keynes	SHAA P	TQ 37799 28351	4.8 4.8		1 -	0 0		0	0 0		0%	Greenfeld POL for			- Agricultur	Flat	Regular None	Line	3+ 5+	Average	Pour P		- None	Existing on-site tand	No visibility	Custors/employment sites Distant from	amenable to incorporation No known	Within the High Weald Area of Outstanding Natural Beauty  Within the High Weald Area of Outstanding Natural	The site is wholly conside and unrelated to existing settlement built up area boundary, with storagic road access assess. There are before assess on the soft incodes within the high West ANSE.  Site is wholly outside and unrelated to existing settlement built up area boundary. It effectively a standations and existed dist. There is a resolution to great planning permission subject to \$1950 agreement (\$1450311) that would see	Not Developable	None
Sharphorne	reasted Reycles	SHEAK P	FU 37643 30254	a19 0 2,500	n,800 1					- 1001	- 0	100% 00	mmercial/residential	0-1010	- COOL (	Agicultur	Flat	Asquar None	Hgh				Good	Mone None	tand infil potential	No observe	ENG.	constraints	Beauty	momentum. I make it a restruction to great panning permission subject to \$106 agreement (D15/2013) that would see the convention of the hotel to 12 residential units.	ми интереств	None

The Hub, Land Adjacent to V End Farm, Goddards Green	leat Hunstplenpoint and Sayers Common	Consent	Committed TQ 286	03 20306 1	1.6 15.6			. 0		0	0 0	0	0	0%	Greenfield			- Agr	cultural Pi	lat Regul	lar None	MedumHigh	et Se	Good	Good Aver	rage -	- Mo	or Existing on-site	e land High visibility	Close to existing or planned cluster	No known heritage/asset constraints	Extant planning permission for 15 Ha (up to 50,000 as,m) to be implemented.	Parening consert granted for up to 50.000 sq. m of mixed Bi Lias floorsquare (PT, IZ2, Bill). Restriction in the permission to allow no more than 14,000 sq. m of Bill storage and distribution space. The site is generated and has good strategic scores to the ACDDD. It is part of a vision employment than allocation proposed to the vest of fluoress Hill and it also behaved to the overall end of the proposed software ACD grown and of fluoress HILL (right positions and analysis).	Potential - Deliveratie	81, 92, 98
87 East Lodge Farm, Malthouse	Lane Huntpierpoint and Sayers Common	Consent	Committed TQ 291	64 18963	1 0 0	3-2,499						0	0	0% 6	Streetfeld		-	- Apr	cultural Pi	lat Regul	lar None	MediumHigh	d Se	Pair	Poor Po		- Mo	or None	Limited visibili	Ciose to existing or planned cluster	No known heritage/asset constraints	Planning permission granted for 830 sq.m 95 floorspace to be implemented. The permission has expired.	Among comparing to a 10 CH of the Among Comparing Compar	Potential - Deliverable	Bria
																																	development constraint. The access to services and facilities is poor and noted access to the set is also poor.  This site is in two distinct parts with two separate access points from Cuclidid Road. A metal recycling facility is counted on the northern postoon, while a building trade occupier (Javanon) compare the aucelitem, target reas. There are senselve areas of open storage related to both the metal incycling and building materials small raises architics.		
Se Cuckfeld Read Sinhopstone Units	ane Huntpierpoint and Sayers Common	Site Visit	Existing TO 285	58 20170 2	13 0 5,0	001-7,500	2	0 0	0	0	0 0	100%	0	100% comme	POL for ecial/healdential	1970-90	Average A	verage Apri	cultural Pi	lat Regul	lar None	MediumHigh	d \$	Pear	Poor Po	sor Good	Good No	na None	High visibility	clusters/employmen sibes	No known heritage/asset constraints		The district is the definite parts with the suppress access points from Cacidadd Data. A most as excepting builty is, a contained on the ordered door, which is builting belong the factors (ordered to be earliers, togger such a first and an extra suppress and belong the containers again and as an admission of the containers again and a set admission and a set admis	Guisting - Protect	Bric, 82, 88
100 King's Business Centre	Huntpierpoint and Suyers Common	EGA	Existing TO 263	_	8 03 2,5	_	-	0 257	0 0	0	0 75%	0		100% POLS		1990-2010	_	verage Ross		Most Regul	_		d S	Good	Poor Po		Adequate Maj	_	No visibility	Distant from clumma/employmen miss	No known heritage/sesset constraints	Very limited opportunities for intensification or	Self-contained light industrial and storage.  Self-contained light industrial and storage/distribution estate at the western edge of Mid Sussex District. The stock is or	Existing - Protect	Bria, Brib, Bric, BB
101 Winterpick Business Park	Hunspierpoint and Sayers Common		Existing TO 200					-2.5% 0	0 0	50%	0 0	50%	0	100% POLS			Average A	verage Acr		tet Regul	lar None		3+ 5+	Poor	Poor Po	sor Good		or Limited exist tand-limit pote	No visibility	clumns/employmen elber	No known heritage/asset constraints	expansion due to lack of available vacant plats. Isolated location and poor access may limit market demand.	mixed, sverage quality with some evidence of improvements over time but generally dated in appearance. There is a declared access and on-site parking/servicing agout. The location is goot from a strategic access point of viden there is good received to servicine and evidilities. There is limited compts to separate the employment use on able. The self-contained sinh has exceptly been completed to provide for form and bit stratege and distribution facilities for parking the provided of t	Existing - Protect	B14, 82, 88
162 Autrade Global, Reeds Lane	Huntpierpoint and Sayers Common	OLLA	Existing TO 255	60 17983 1	a o 10,0	01-25,000	2	0 50	0	0	50% 0	0	۰	100% POLS	or employment	2010+	Good	Good Apr	cultural PI	tet Regul	lar None	Medium	1-3 5-	Average	Poor Po	See Good	Good No	Limbed exid land infili pote	ing High visibility	Clusters/employment sites	No known heritage/asset constraints	-	this occupier. The thirt founds by amount of primaries and the follows of persons are not also from interest manager and cross. The bulb from it of a very byth members of the west of the bulb of persons, servicing and inchanging summing and interesting summing and interesting summing and interesting summing and interesting summing and bulb of the service of the bulb again of the abit that the protected for interestinglished because an interesting and of the abit that the superior all the description of the service of the Arthridge bits.  Likely, Form Subsects Fall is an exading mixed it Class employment area. It is located to the room of the Arthridge bits.	Existing - Protect	Bria, SB
160 Valley Farm Business Park	Hurstpierpoint and Sayers Common	Site Visit	Existing TO 256	05 18236 1	63 0.32 2,5	200-5,000	:10-20 4	<2.5% 0		0	0 100%		0	100% comme	POL for erclatheeldential	1970-90	Nursge/Paor A	verage Apr	cultural Mis	sed Regul	lar None	Medium	1-3 54	Poor	Poor Po	ader Adequate	Adequate Maj	or Existing on-site	e land No visibility	Distant from distant/employmen sites	No known heritage/asset constraints		I talk are interfaction, calculate character plant in order or plantant term interfact plantant term and south or as south or managed confident control with a set of order many and other eight and the estudy plantate bladlings. These is initial double packing and servicing. Accords for left or in package bits with an assent access result. These is no cells building servicing and consiste or these of the left pack. The set is insented and not which from Resec Lare within thickness its value of provident and consistent that the servicing and consistent the servicing and consistent the service and consistent that the service and the	Existing - Protect and expand	R1c, R2, R8
Land at Dumbnells Farm, ea 16 Pockbourne Land and South A2300	t of Humbpierpoint and Sayers Common	Call for Sites.	Potential TQ 277	23 20043 40	29 40.29			- 0	0	0	0 0	0	0	0% 6	inenfeld			. Agricu	ibural and reasion Min	sed Regul	lar None	Medium	et fe	Good	Poor Po		- Nor	ne Existing co-site	e tand High visibility	Close to existing or planned cluster	No known heritage/asset constraints	The site is actively being promoted through the District Plan Commercial Call for Sites process by private development and land interests. The site is also the subject of ongoing concept and feasibility seeing work by MSDC and WSDC and develop a self-cience and Technology Park at this location.	and extremely an information included the part of the	Potential - Developable within next 6 - 11 years.	Bria, Brib, Bric
ga Broad Location to the West of Burgers Hill	Hambjiespoint and Sayers Common	SHAA	Potential TQ 291	17 19054	0			- 0	0	0	0 0	0	0	on. d	Simeenfield	-	-	- Agi	iutural Pi	Most Regul	Ay None	MediumHigh	e s	Avecage	Poor Go	ood -	- Min	or Existing on-site	e land	Ciose to existing or planned cluster	No known heritage/asset constraints	Wreat of Flood Flois, Ancient Woodland and aona contaminated land in small portions of the coeral lanes.	The A state desirable for the end of designates of the received and ended received to the Advantage and and a state of the Advantage and a state of the state of the advantage and a state of the state of the advantage and a state of the state of the advantage and a state of the state of the advantage and a	Potential - Developable bayond the District Plan Per	Srt, 92, SN as part of a somprehensive development in the next plan period
89 Land East of College Lane, Huntpierpoint	Humspierpoint and Sayers Common	SHAA	Potential TQ 291	86 16031	.s s.s	-	-	- 0	0 0	0	0 0	0	0	0%	loverfeid	-	-	- Resi	dential, cultural	sed Regul	None	Low	et fo	Good	Good Go	ood -	- Mo	or Existing on-eith	e land No visibility	Distant from Clusters/employmen sites	No known heritage/asset constraints		This is an imprefered band currently in agricultural size. It has been the endiged of a placening appeal decision and have of placening personal on which the decisionary of times confirmed for development of the all second final his long exhibitation? Local Goal at the location. Development for the registered cases used of therefore helicor the scale handcare that deminister, but not also and the as a placedistic effection of the extreme large placetesses Handlangerian and another than the scale of the scale facilities a good as it is strongly cased account. The other in or widely or close is too an indisign epitypered land one scale are not be again to the scale of the sc	Not Developable	None
90 Soiney Grange Susiness Par Expansion 2	Hunstpierpoint and Sayers Common	Promoted in NP	Potential TQ 278	66 20799 0	25 6.75	٥	۰	0 0		0		0	0	100%	Svenfeld		-	- Agri Com	subural, mercial	lat Regul	Pylone/Other within 100m	LowMedium	5-3 5-	Average	Poor Po		- Nor	ne Existing on-site	e land No visibility	Part ofladjacent to existing cluster	No known heritage/asset constraints	Pylon (low voltage) runs to the northern boundary the site in an east-west direction.	If and would be accessed via the existing business park. The site has no visibility or prominence in market terms, but if developed for employment uses it would form an extension to the existing business park and benefit from this larger search critical mass. The site is within an executif couldbeform development reports.	Potential - Developable beyond next 11 years	None
164 Land South of Furzeland Wa Sayen Common	Hunspierpoint and Sayers Common	SHLAA	Potential TQ 265	67 17827 1	42 1.42	-	-	- 0		0		0	0	0%	Svenfeld		-	- Resi	dential, cultural	lat Most Regul	None None	LowMedium	5-3	Good	Poor Po		· Mo	or Existing on-site	a land No visibility	Distant from clusters/employment sites	No known heritage/asset constraints		This shis is a greenfield boston in agricultural sea. The eller is trapply unconstituted for it unreliend to the sciency with-form of Supers Common. The eller has poor access to supporting services and facilities. The sits is poor jocotes in relation to the strategic read restore. Employment development in this boston would form a self-contained and standation development in the countrylide. The sits is bosted in an area defined as having a LowMandium development copied.	Not Developable	None
165 Road, Sayers Common	_	SHLAA	Potential TQ 267	100 17823 1	12 122	-	-	- 0	0 0	0	0 0	0	۰	0%	Greenfeld	-	-	- Apr	cultural R	ter Most Regul	None	Medium	1-3 5-	Good	Poor Po		- Mo	or Existing on-site	e land Limited visibili	Distant from clusters/employmen sites	No known heritage/asset constraints	Pyton recorded on-site is at the eartism edge.	The migraty of the side has Less institutioning capacity for two development. It is distincted took injury Common under severiposement for engineer washing path development and engineer assistance assists with an adverse and the severipose of the companious and the severipose an	Not Developable	None
Employment Allocation Land Burgess Hill, East of West El Farm, Burgess Hill	West of Hunstpierpoint and Sayers Common	District Plan Allocation	Proposed Allocation TQ 293	Q1 20184 1	14.4	-	-	- 0	0 0	0	0 0	٥	0	0%	Sceenfeld	-	-	- Apr	outural Pi	lat Regul	lar Pytons Other On Site	MedumHigh	d Se	Good	Good Aver	rage -	- Mo	or Existing on-eits	e land High visibility	Close to existing or planned cluster	No known heritage/asset constraints	Pylon recorded on-sits is at the eastern edge, running in a north-south direction across the proposed site. It is not a major constraint to achieving delivery but any achieve will need to take this factor into full acrosses.	countary of the site is configuous with 'The Hulf vila, where new employment use has been granted planning permission. The site is part of the proposed between hor growth assure. The proposed allocation sees as local THE with an extensive foreigne to the ASDOS and that access to facilities in illurges HIIT Chen Centre. High violage electricity outcomes traverse the eastern exist of the size invarion continued. The arrival is a size of the size is an extensive traverse the particular and the size in a size of the size is an extensive traverse the size of the size and the size of the si	Potential - Developable beyond next 11 years	\$1, 92, \$6
72 Lindfeld Business Park	Lindfield	EGA	Existing TO 350	97 24993 (	4 0 25	00-5,000	11-20	-2.5% 0	0	0	0 100%		0	100% POLS	or employment 1	1990-2010	Good	Good Agr	dental, cultural	Most Regul	None	High	3+ 5+	Good	Average Aver	rage Good	Adequate Min	or None	No visibility	Distant from clusters/employmen sites	No known heritage/asset constraints	-	development, with no major parking or servicing issues. Some minor access issues, particularly for larger service vehicles. Limited viscibility due to talle layout, and distant from existing employment clusters, but provides primarily local employment flooragene needs.  The siths is an existing out occurse. The areas to the south of Standridde Lane has Medium capacity for new	Existing - Protect	Bric, 82, 98
78 Haywards Heath Golf Cours Seech Lane, Haywards Heat	High Lindfield Rural	SHAA	Potential TQ 225		1.5 20.8	-	-	- 0		0		0	0	on comme	POL for escial/hesidential	-	-		cultural, Mis	sed Most regul	ly nr None	Medium	3+ 5+	Poor	Poor Po	sor Good	Good No	ne Existing on-site	e land Limited visibilit	Distant from distant employment sites	No known heritage/asset constraints	The site is bordered by SNCI and Ancient Woodle	An an extension being the fix QSD and the search faither in Regist fit IT the Course leg using the fixed to the search of the fixed that the course of the search of the fixed that the course of the search of the search of the fixed that the course of the search of the	Not Developable	None
92 Land off Brighton Road (Parking/Recycling zone) 93 The Home Farm, Brighton R	Staugham	EGA WSCC Monitoring				3-2,499	6-10	0 0		0	0 0	100%	0	100% PDL 5	tor employment	1970-90	Good A	-	derdal	tet Regul	lar None	Medium	a a	Good	Page Aver	rage Good		ne Existing on-site	e land High visibility	Distant from clummulemploymen sizes Distant from	No known heritage/asset constraints No known	Within the High Weald Area of Outstanding Natura	The site is shutted court of Chraeky adjacent to AZIMAZI, and is currently used as a vehicle satistage year. Sixting stock is average quality and operated by a raile operator. Good stategic and local connections but normewhat is laisted from labour and service provision. Scope for internetication of use and/or redevelopment in medium term. The site is situated south of Chraeky close to the AZIMAZI, it is used as a combination of small scale office-type	Cristing - Protect	Bric, 82
94 The Paulions	Staugham	None	Existing TO 300	e9 22815		3-2,499	4	0 100	0% 0	0	0 0			100% POLS		1970-90	Average A	_		ter Regul		Medium	e e	Good	Poor Aver	-	Adequate No.		High visibility	Close to existing or planned cluster	constraints No known haritage/asset constraints	Beauty Within the High Weald Area of Outstanding Natura Beauty	business, sitso with existing farm operations. Good strategic but access to the site is constrained. Scope for expansion.  The site is anoth of Crawley adjacent to A23H22 and is a well used relatively small mixed-use office park. Parking and surviving are appropriate, and strategic and local road access is good. There is no potential for expansion on-site. The gibb is within the Actific.	Existing - Protect	Rts
95 The Island Sits, Tigate Fore Lodge, Old Brighton Road  Please Pottage Nurseries, St. Street		SHLAA	Potential TQ 261	_	24 0 a 0	-	0	0 0	0 0	0		0	0		POL for	-	-		ubusi.	tet Regul	PylonsiOther within 100m	Medium	e e	Good	Poor Aver	rage -	- No	ne Existing on-site	e land High visibility	Distant from distant/employmen sizes Close to existing or	No known heritage/asset constraints No known heritage/asset constraints	Within the High Weald Area of Outstanding Natura Beauty  Within the High Weald Area of Outstanding Natura	The time of an exist protein. Single for intelligent of an early invasing service in tender to me.  We shall be self-or the se	Potential - Developable within next 6 - 11 years.	\$1, 92, \$6
Road  Peace Pottage Numeries, St. Road (west Section)		SHLAA		_	5 0	-	-	- 0						- Care	POL for establishmental	-	-	near	sational subural,	regula mod Most regula	ly None		a a	Good	Poor Aver	rage -	- Mo	or None	_	planned cluster  Close to existing or planned cluster	nintagerasses constraints No known heritagerasses	Beauty  Within the High Weald Area of Outstanding Natura Beautr	This existing, previously developed site is south of the main Pease Pottage settlement, and is adjacent to the A23M23. The site is mostly regular in shape, with some undulation in terms of topography. Identified as Low capacity for	Potential - Developable beyond next 11 years  Potential - Developable beyond next 11 years	\$1, 82, 86 \$1, 82, 86
se Land at Humans Moon, Old S Road South, Passe Pottage		SHLAA	Potential TQ 256	80 32171 2	94 0			- 0	0 0	0	0 0	0	0	O's comme	POL for established	1990-2010	Good	Good Agr	cuture R	tet Regul	lar None		a a	Good	Poor Aver	rage -	- Mo	or Limited exict land limit pote	ing No vicinity	Distant from clusters/employmen	No known heritage/asset constraints	Within the High Weald Area of Outstanding Natura Beauty	average from the control of the cont	Not Developable	None
99 Woodhunt Farmhouse, Old Road, Passa Pottage	righton Staugham	SHLAA	Potential TQ 257	73 32258 2	4 0	-	-	- 0	0 0	0	0 0	0	0	on comme	POL for ecial/residential	1970-90	Average A	verage Agr	cuture R	ter Regul	lar None	Medium	a a	Good	Poor Aver	rage -	- Mo	or Limited exist land infill pote	No visibility	Distant from clusters/employment sizes	No known heritage/asset constraints	Within the High Weald Area of Outstanding Natura Beauty	prominence and makes reachly.  The sith is sould fine main Peace Pottage settlement, and in adjacent to the AZSMZ2. The sith is mostly regular in shape, with some undulation in terms of topography, identified as Medium capacity for development, primarily sessociated with the high Westi Ankili location. The site is distant from existing employment clusters and has poor prominence and master visibility.	Not Developable	None
91 Land off Brighton Road (CE) See - formerly SA Training C	ARS Slaugham	Site Visit	Potential TQ 260	97 32958 I	2 0 10,0	01-25,000	16 4	2.9% 50	0	0	0 0	50%	۰	100% POLS	tor employment 1	1990-2010	Good	Good Rac and red	mation, el scale dental	lat Regul	lar None	Medium	e e	Good	Poor Aver	rage Good	Good No	Existing on-eits	e land High visibility	Distant from clusters/employment sizes	No known heritage/asset constraints	Within the High Weald Area of Outstanding Natura Beauty		Potential - Developable beyond next 11 years	Bris
65 Handcross Garden Centre, L Road, RH17 69A	ondon Slaugham	Call for Sites	Potential TQ 264		63 0 5,0	001-7,500	1	0 0	0 0	0	0 0	100%	0	comme	POL for establisheddential	1970-90	Average A		cultural, reason Pl	tet Regul	Pylone/Other within 100m	High	e e	Good	Poor Aver	rage Good	Good Min	or Limbed exist tand infili pote	ing High visibility	Distant from clusters/employment sibes	No known heritage/asset constraints	Within the High Weald Area of Outstanding Natura Beauty	and different contents are served.  The direct is content and the content and horizontal enterior size. The content and makes are served. The ACI has do not not content and horizontal enterior size. The ACI has do not not content and the	Potential - Developable within next 6 - 11 years.	Bric, 82, 98
79 Backlands Farm	Twineham	EGA	Existing TQ 267	103 20882 1	19 0.4 2,5	500-5,000	4	0 10	0	0	40% 0	50%	0	100% PQL 5	or employment	1970-90, 1990-2010	Good	Good Apr	outural R	tet Regul	lar None	LowMedium	et Se	Good	Poor Po	ser Good	Adequate No	Existing on-eits	e land High visibility	Clusters/employmen	No known heritage/asset constraints	Site was subject to a planning application for R Us		Existing - Protect	B1c, 82, B8
106 Land at Northlands Farre, Jo	s Lane Teineham	Call for Sites.	Potential TQ 270	29 20402	2 72	-	-	- 0	0	۰	0 0	0	0	0%	ireenfeld	•	-	- Agricu strate	itural and gic roads	tet Regul	Pylone/Other within 100m	LowMedium	et Se	Good	Poor Po		- Nor	ne Existing on-site	e land High visibility	Distant from clusters/employmen sites	No known heritage/asset constraints	Class development for a regional distribution centre together with ancillary offices, car parking and efrastructure (13/64196/CUT). The application so relused on 27th November 2015	The guestinate data is collected the sylvaction of the Act and Act 2010. It is an individuous base of applications are desired grinders but not individuously not with the side areas; "The side is growther with operating containing and account to service and conditions." Their side was displicit to judiciously contained the an inguised antiquiously contained and account to the act and account of the account o	Not Developable	None
Michaelmas Ram, Bolney Cr Road, Twineham		SHLAA	Potential TQ 254		2 12	-	-	- 0	0 0	0	0 0	0	0	0% 6	ireenfeld	-	-	- Agr	cultural Min	eed Most Regul	Pylone/Other within 100m		et Se	Poor	Poor Po			or Existing co-site	e land No visibility	Distant from clumers/employmen sizes	No known heritage/asset constraints		The size is greenfeld and alturated in Twinnism Green. It has poor strategic and local road access via Solney Chapel Placed and would offer no promisence or if with salding employment or business durans. The size is remote stors services and Sollies. If has pylors amoning east-west for the sound of the size and also to the north joutside the boundary). It is alturated in an area of Lowfiledium development capacity.	Not Developable	None
168 Redgate Field, Twineham La Twineham	<sup>16</sup> , Teinebarn	SHLAA	Potential TQ 256	86 19922 1.	1.125	-	-	- 0	0	۰	0 0	0	0	on.	broanfaid	-	-	- Apr	cultural Mi	eed Most Regul	None	Medium	d s	Poor	Poor Po		- Mo	or Existing on-site	e land No visibility	Desart flors clusters/employmen sizes	No known heritage/asset constraints	-	The aits is greefield and shasted in to the south of Twinshare Green. It has poor estategic and local road access via vickstand care to shalf in forms and would offer no prentinence of it will neating employment or business dusters. The aits in remote from services and facilities. It is distance to an area of Medican revelopment capacity. The aits is wholly outside the built up boundary area of Shasphorne. It is currently occupied by a bioleancies, with	Not Developable	None
110 Basock Brickworks, Sharptho		SHAA	Existing TQ 172	HS 23042 3.	1 25,0	01-50,000	1	0 0	0	100%	0 0	0	0	100% comme	POL for social/hesidential	1970-90	Average A		idential	lat Regul	lar None	Medium	3+ 5+	Good	Pace Avec	rage Adequate	Adequate May	or Existing co-site	e land No visibility	Distant from distantive gloymen sites	No known heritage/asset constraints	Within the High Weald Area of Outstanding Natura Beauty	and confirmed in a New York Contract and principles places, the sea in all crassing the SE INC CONTRACT AND A SECURITY AND A S	Suisting - Protect	None
991 Philipote Quarry, Hook Lane, Hoathly		SHLAA	Potential TQ 354	01 32167 7	91 6	-	-	- 0	0	۰	0 0	100%	0	100% comme	POL for establisheddential	-	-		cultural Street,	Undula Imagu	None	Medium	3+ 5+	Poor	Poor Po			or Existing on-site	e land No visibility	Distant flors clusters/employmen sizes	No known heritage/asset constraints	-	intendiation.  The tale and enoting quarry facility, it is remote from existing sentencers, with major access issues for employment see. The life inpopulary is uneven, and the life is not an exist involved from the race. Schedigic and local trail access in good "Their is in access to servicious" forticities within a measurable advisor of the life. The opposity for one control of the control of	Not Developable	None
34 Borers Yard, Borers Arms Ri Copthorne	ad, Worth	EGA	Existing TO 324	34 39425 0	9 0 25	500-5,000	20	1 0	95%	۰	0 0	9%	0	100% POLS	or employment 1	1990-2010	Good		Cultural	lat Regul	lar None	Urban	et e	Good	Poor Aver	rage Good	Adequate No	Limited exist tand infill pote	sing Limited visibilit	Distant from clusters/employmen sites	No known heritage/seset constraints		relation to the ADM. There is limited scope for interestication given existing residential properties to the east and west of the site whilst the northern boundary abuts the settlement boundary and countryside. The site offers good parking and adequate servicino, and whilst distant from other employment areas. the site is well occupied and supports a wide	Existing - Protect	Rts, Rtb, Rtc
35 Acada Grove, Copthorne Ro	ad Worth	CILLA	Existing TO 307	29 38468 1	24 0 0	3-2,499	4	0 0	0	۰	0 0	100%	0	100% PDL S	or employment	1970-90	Poor	Poor Corr Agri	dential, mercial, cultural	lat Regul	None	LowMedium	e a	Good	Poor Aver	rage Poor	Poor Ma	or Existing on-site	e land No visibility	Distant from clusters/employmen sizes	No known heritage/asset constraints		range of concisions.  In emblished authorities having yet facility with access of the ADDD Cogisteries Float. The airs is included within an inse of invited companies of the emblished and applied participated and include adequate participation and emblished and emblis	Existing - Protect	B1s, B1c, B2, B8
36 Four House, Copthome Con Road	mon Worth	CILLA	Existing TQ 29	1194		-	-	0 100	0% 0	0	0 0	0	0	comme	POL for establisheddential	1970-90	Good		idential Pi	lat Regul	lar None	Urban	e e	Good	Poor Aver	rage Good	Good No	na None	Limited visibili	Outliers from clusters/employmen sizes	No known heritage/asset constraints	-	Also represents a small office development attached to a residential property located off the ASM4 Copthone Common Black Parking and servicing arrangements are good attrough the site has finitely included from easing employment Custom and services-bullions. Copporative for transcription of the site is intelled by the adjoining sectional properties. Custog garder centre also with a large external sales area together with a number of small commercial uses located	Existing - Protect	Bris
37 Crawley Garden Centre, Cop Road	home Worth	CILLA	Existing TQ 305	12 39055 0	29 0 0	3-2,499	а	0 0	0	۰	10% 0	90%	0	100% POLS	or employment 1	1990-2010	Average A	verage Agri Res	tultural, idential	tet Regul	lar None	LowMedium	e a	Good	Poor Aver	rage Good	Good No	ne Existing on-site	e land High visibility	Custom from clusters/employmen sites	No known heritage/asset constraints	•	important Collette and environmental Conformation for memoritation of the less as instituted by the algorithm shorting galant comments with a large element as less translations of the less are instituted by the algorithm shorting galant comments and the conformation of the less and the less are less and the less and	Potential - Developable within next 6 - 11 years	Bris, Bric, Bill
112 Rowfart Business Cardre	Worth	EGA	Existing TO 226	65 30654 1	i.a o 5,6	101-7,500	c.40 <	2.5% 0	0	0	0 80%	20%	0	100% PDL 5	oremployment	1970-00,	werage/Good	Good Agr	cultural Min	sed Most Regul	None	LowMedum	3+ 5+	Good	Poor Po	Good Good	Adequate Min	or Existing co-sits	e land No visibility	Distant from clusters/employmen sites	No known heritage/asset constraints		Anticipate and appeals and appeals in intermigents. The view of Carlos Paters The view in operations and intermediate and the control of the	Existing - Protect and expand	\$1a, \$1c, \$2, \$8

113 Rowlant Saw Mil		Worth	Site Visit	Existing	TQ 32965 36654	2.8	0	0-2,499	3	0	0	0	100% 0	0	0	0	100% PI	DL for employment	1970-90	Average	Average	Agricultural	Flat i	Regular No	one Law	rittedium 3+	S+	Good	Poor Poor	Good	Adequate	Minor Ea	visting on-site land	No visibility	Distant from clusters/employmen sizes	No known heritage/asset constraints	specifi with th require Counts	site forms a distinct self-contained site to the north of the established Boulant Business Centre, and supports a office and serv - a sear mill with supporting buildings and coloider starge, areas. Main access to the site is a shared and a secondary of the se	Existing - Protect and expand	\$14, \$2, \$8
114 Colas, Wallage Lane		Worth	Site Visit	Existing	TQ 32965 36654	6.7		i,001-7,500	5	0	30%	0	0 701		0	0	100% PI	DL for employment	1970-90	Average	Average	Agricultural	Flat I	Sugator No.	one Law	Medium 3+	S+	Good	Paor Paor	Good	Adequate	Minor Ea	sisting on-site land	No visibility		No known heritage/secet constraints	The sit Locality Validag determined	site is coupled by Crisia and provides for mixed uses comprising offices and assnape (indoor and outdoor), and in the open countrylistie to the water of the Routlant saw mill, the site is served by indicated access from large Lane. The site lacks visibility and provides for a secure outdoor storage facility. Some opportunities for redistance may write to the water of the site attrough the site is characterised by distance from other employment them and enrichmentalities, and a location within the Countrylide Area designation.	Existing - Protect and expand	B1c, 82, 98
115 Land at Barne Court, Turners Hill Road, Co	t, Firs Fam, Sopthome	Worth	SHLAA	Existing	TQ 23473 38880	0.84	۰	0-2,499	4	0	0	0	0 0	100%	٥	0	100% PI	DL for employment	1970-90	Average	Average	Agricultural	Flat I	Regular No	one b	ledum et	٥	Good	Poor Poor	Good	Adequate	None is	Limited existing and infill potential	Limited visibility		No known heritage/asset constraints	The si The si	self-continued driv within an apricultural setting provides existing small business employment accommodation, eithir building stock in of average qualify but will used. It is not well located in relation to services and facilities, sithir is within an area identified as having a Medicum buildcarpe capacity for new development. There is in com for anotion and immodiscation of employment activities within the able area. There is a current planning appeal to sease the filoroginess provides by the Voltage.	Existing - Protect and expand	Bria, Bric, B2
116 Silverwood, Snowhill,	II, Crawley Down	Worth	SHLAA	Existing	TQ 33739 39371	23	0	0-2,499	*	0	0	0	0 0	0	100%	0	100% PI	DL for employment	1970-90	Average	Average	Agricultural	Flat i	Regular No	one <b>Lo</b> e	rMedium <5	a	Good	Poor Poor	Good	Good	None Ex	sisting on-site land	High visibility		No known heritage/asset constraints	activiti averag develo	eading site is a standation commercial facility with direct access to the ASSA. The site is used for a mix of relies, personnisated by a public transport business deposit. The seller are easility building of circs 660 sq.m in open condition. There is good on-selle participa and envision; The site is within an area of Low-Medium elegenating paper, by the condition are also seller and seller. There is an opportunity to intensify or expand the of the site area of the outsettle is area is given over to particip or open storage cumple.	Existing - Protect and expand	\$14, \$2, \$8
38 Land West of Coptho	ome	Worth	Consent	Potential	TQ 30484 38836	472	4.72	-		-	0	0		0	0	0	on.	Greenfield	-			Agricultural	Part I	Segular Ni	one Low	didun d	٥	Good	Rear Good	-		Major Ex	sisting on-site land	High visibility		No known heritage/asset constraints	15,500cgn employment floorspace (R1c light educty/like storage and distribution), together with reside	pe greatfield bits located to the west of Coptimons, outside of the development boundary, and bounded to the west he MSD and in the exactly the ASM. The side is highly personnel to its located is an area of the capacity for the MSD and the MSD an	Potential - Delverable	Bric, Bill
29 Land at Winch Well, 1 Road, Crawley Down		Worth	SHLAA	Potential	TQ 34127 37401	15	1.5		-	-	0	0	0 0	0	0	0	0%	Greenfield	-		- 1	Agricultural, Residential	Flat I	Segular Ni	one to	ledum et	٥	Good	Poor Averag	-	-	Minor Ea	sisting on-site land	Limited visibility		No known heritage/asset constraints	Archaeology in area. develo	abled outside the settlement boundary of Crawley Down, the greenfield also lies within a medium area of capacity for elopanent. The site is peripheral to existing employment areas white access to services and facilities is limbed. Another development of the also would sected the settlement boundary beyond Trams HIS Dead to the west, are development would need to have regard to archeological matters associated with the Winch Well.	Not Developable	None
60 Land to the West of th Turners Hill Road, Cr.	the Pheasanty, Itawiey Down	Worth	SHAA	Potential	TQ 22756 27816	4	4				0	0	0 0	0	0	0	0%	Greenfield			- 1	Agricultural, Residential	Flat I	Segular N	one la	ledium et	٥	Good	Paur Averag	-		Major Es	sisting on-site land	Limited visibility		No known heritage/asset constraints	Turner Ancient woodland to the north and south boundary- ston as see ch	greenfield site is bicated outside the Crawiny Down settlement boundary and See in the countryside, to the west of nen HRT Read. It is located within an area of medium capacity for new development and is dependent on access as a like that beaths from sactor glacering permission for residential development, fronting Turners HRT Read. The locks visibility and is distincted from selecting employens areas. The northern and suchern boundaries of the alter characteristical by senter resolution which would require a buffer any paint of frame referencement.	Not Developable	None
41 Land South of Hazel 6 Down	i Close, Ctrafey	Worth	SHLAA	Potential	TQ 35246 37545	1.4	1.4	-	-		۰	0	0 0	0	0	0	0%	Greenfield	-	*	- 1	Agricultural, Residential	Flat I	Regular No	one I	Jitan 1-9	a	Good	Roor Averag	-	-	Minor Ea	aisting on-site land	Limited visibility		No known heritage/asset constraints	Archaeology potential and ancient woodlands to the locates east and west boundaries.	greenfield site fee quoted the sentement boundary and in located between two areas of ancient excellent. It is tend in an exact of medium capacity for new development. Access to the able would be required through a narrow dentified sweet (Marcial Close). The late is not visible and is peripheral from existing employment areas. Any subspinned would meet by provisite an another woodband by:	Not Developable	None
42 Broad Location - Lane Turners Hill Road, Co	nd to the West of Crawley Down	Worth	SHEAA	Potential	TQ 22781 27240	99.76	99.76	-			0	0	0 0	0	0	0	on.	Greenfield	-	-	-	Agricultural	Flat I	Dogutar No	one la	ledium 1-3	S+	Average	Rear Averag	-		Major Es	sisting on-site land	No visibility	Distant from clusters/employmen 6564	No known heritage/asset constraints	The si Public right of way and ancient woodland a publi shigh	pe personal facilità del valida li les villais le le copia countripalità. Il le le vesti of the settiment bondary of Crassiny Disser- si le la bondar del les a describura quadry asser les develocipients. The les inventes from scalling employment iss and is not elette, all les places les casis of the sils, topopopiety issues influence the southers described in the confidence of the sils, although places les casis of the sils, topopopiety issues influence the southers described of the confidence of the sils, although the sils, and the iss a signators, to, and chaines positions of described evocidant of the volume to the confidence of the sils, and the sils of the sils of the sils, and the sils of the s	Not Developable	None



## **APPENDIX 3: EMPLOYMENT SITE SURVEY MAPS**

