

Mid Sussex District Council

Strategic Employment Land Availability Assessment

May 2016

Summary of Site Survey Assessments

Mid Sussex District SELAA: Site Survey Assessment - March 2016

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Basic Descriptors					Conclusions and Recommendations		
Ref. No.	Site Name/ Location	Settlement/ Parish	Source	Existing / Potential Site	Comments and Conclusion	Recommendation	Potential B Class Use
1	Box House Poultry Farm, Albourne Road	Albourne	CILLA	Existing	This site is an existing manufacturing and production facility operated by Benfell Farm Produce who are the sole occupier. The site is at the western edge of Hurstpierpoint and has residential activities to the east. It is a regular shaped site with adequate parking and servicing space for the scale of operations undertaken. The site has a dedicated access to the Albourne Road (B2116). Existing buildings are of a good/average quality and are maintained to a reasonable standard. There is very limited scope for intensification or expansion of employment activities on the site.	Existing - Protect	B1c, B2, B8
2	High Cross Farm, Henfield Road, Albourne	Albourne	CILLA	Existing	This existing small employment site with a mix of B1a and B1c occupiers. It is self-contained and set within a countryside location to the west of Albourne. The site has dedicated access, servicing and car parking for employees and visitors. It is fully occupied at the time of survey. It is set within a wider greenfield area and could be capable of expansion in future although the landscape capacity for new development here is Low/Medium. Strategic access to A roads is poor and would be taken via the B2116 Henfield Road. Access to services and facilities is also poor given the site's distance from existing settlement facilities.	Existing - Protect	B1a, B1b, B1c
3	Albourne Court	Albourne	Site Visit	Existing	Good quality, relatively new employment space, catering for small-scale office usage. No vacancies. Reasonably good road access, although not highly prominent. No potential for intensification due to the layout of site.	Existing - Protect	B1a
4	Hazeldenes Nursery, Albourne	Albourne	SHLAA	Potential	The site is currently vacant and clear of development. It is situated at the southern edge of Albourne. There is a metalled access road leading through the site with a direct access on to the B2118 road. The site is regular in shape and not restricted by infrastructure, topography or similar constraints. The site is bounded by existing hedgerows and trees and there is a linear coniferous tree 'belt' within the site. The site is however in an area of Low/Medium capacity for development and there are concerns that intensive employment development of the site would raise landscape impact issues. The site is close to but on the edge of Albourne and the availability of supporting services and facilities here is poor. Strategic road access is limited to the A23. Employment development could come forward here, particularly to support employment opportunities in smaller and more rural areas of the District if supported by an appropriate Neighbourhood Plan and with clear requirements to ensure landscape impacts are suitably resolved.	Potential - Deliverable	B1a, B1b, B1c, B8
5	Ivydene Industrial Estate, Ivy Dene Lane, Ashurst Wood	Ashurst Wood	EGA	Existing	Small self-contained employment area located within the High Weald AoNB, to the north of Ashurst Wood. The site is isolated from other employment areas, has no visibility and is served by a relatively poor narrow access. The quality of on site buildings is dated whilst parking is constrained and servicing arrangements are limited. The site however does support a mix of automotive related uses together with ancillary agricultural supplies. There is a scope for redevelopment although access constraints will remain. In summary, the site provides a local employment facility that should remain. The site is considered and allocated in the Ashurst Wood Neighbourhood Plan (subject to Examination) for small scale and low impact business and general industry.	Existing - Protect	B1c, B2
6	Land South of Oldlands Avenue, Balcombe	Balcombe	SHLAA	Potential	This site is located within the High Weald AoNB, restricted development potential. It is also a former land fill site and could potentially require substantial mediation. Access to this site is also severely constrained. The southern section of the site is more open and it slopes away to the south. Significant landscape mitigation would need to be incorporated into any future development scheme, which will reduce the developable area of the site, and there may be issues with land stability with the railway embankment. Ancient woodland adjacent to the site would require a buffer.	Not Developable	None
7	Land Opposite Newlands (Spring Field Shaw), London Road, Balcombe	Balcombe	SHLAA	Potential	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	Bolney Grange Business Park	Bolney	EGA	Existing	Well established business park. Good strategic 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 strategic employment site with dedicated access, parking and servicing space. There is scope for intensification and alignment with surrounding area which has been proposed in the Bolney Neighbourhood Plan for expansion of the business park.	Existing - Protect and expand	B1b, B1c, B2, B8
80	Ricebridge Works	Bolney	EGA	Existing	Self-contained site with good strategic access to the A23. Limited and poor access to services and facilities. The site is currently used by a mix of small businesses involved in light industrial, manufacturing and some storage work. There are ancillary office space on-site. Mixed quality and age of buildings. Little opportunity for expansion or intensification.	Existing - Protect and expand	B1b, B1c, B2, B8
9	Marylands Nursery, Cowfold Road	Bolney	Call for Sites	Potential	The site is currently in use as a garden In addition there are various fenced small fields to the west and north within the site area. The whole site is surrounded by strategic road infrastructure offering good strategic road access. Services and facilities are poor. The site is situated in an area of Low/Medium capacity for development. Existing garden centre/plant sales use on eastern portion of the site would need to be cleared to allow a comprehensive form of employment development to be provided.	Potential - Developable within next 6 - 11 years	B1c, B2, B8
11	Bolney Grange Business Park Expansion	Bolney	Bolney Neighbourhood Plan	Potential	The site is identified as a proposed allocation in the Bolney Neighbourhood Plan (policy B2) as an expansion area for the existing Bolney Grange Business Park. The allocated site extends to 0.65 Ha and the policy supports B Use Class development.	Potential - Deliverable	B1, B2, B8
12	Hangerwood Farm, Foxhole Lane, Bolney	Bolney	SHLAA	Potential	The site is a greenfield area of agricultural land. It is situated in a location that has a Low capacity for new development and would represent an expansion of built form away from existing development settlement boundaries. There are limited levels of local services and facilities available, although strategic road access is good to the A272. The centre of the Site is noted to be within Flood Zone 3 and there are existing electricity pylons running across the western end of the site.	Not Developable	None
13	Gleblands Field, Lodge Lane, Bolney	Bolney	SHLAA	Potential	The site is at the north western boundary of the built-area of Bolney. It is currently used for agricultural purposes and is a greenfield location. The north part of the site adjoins a Conservation Area and the northern boundary is adjacent to the High Weald AoNB. Road access is poor via a narrow lane that would be unsuitable for large scale employment uses and would restrict servicing by larger goods vehicles.	Not Developable	None

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14	Land at Stairbridge Lane, Bolney	Bolney	SHLAA	Potential	The site is a greenfield area of agricultural land. It is situated to the south of the existing Bolney Grange Business Park site stretching southwards to Jobs Lane and west to Stairbridge Lane. The site has good strategic road access but there is a poor level of access to services and facilities. The site is in an area of Low/Medium capacity for new development and is not a previously developed site. It would effectively form greenfield development in a countryside location.	Not Developable	None
15	Aurora Ranch Caravan Park, London Road, Bolney	Bolney	SHLAA	Potential	The site is currently a caravan park situated to the north of Bolney village on the London Road. The site is within an area of Low/Medium capacity for development. It is a previously used brownfield site and hard surfacing and structured planting feature on the site. The site is unrelated to other existing employment locations and while strategic access is good to the A23 there is limited access to services and facilities and the site is remote from the centre of Bolney.	Not Developable	None
16	Laragh, London Road, Bolney	Bolney	SHLAA	Potential	The site forms a small plot of irregular shape. It is a greenfield site located away from Bolney Village which is to the south. The site has direct access to the London Road and strategic road access is good. However it has poor access to services and facilities. It is in an area of Low/Medium capacity for development and is situated within the High Weald AONB.	Not Developable	None
17	Bolney Nursery, Cowfold Road RH17 9QR	Bolney	Site Visit	Potential	This site is an existing horticultural nursery and plant sales facility. It is well located in terms of strategic road access to the A272 and the A23. The site is largely developed with a range of plant sales buildings, poly tunnels and structures. It is not currently in B Use class activity, but would be capable of re-development. There is no obvious space for expansion or intensification of use. The site is located within an area defined as having a Low/Medium capacity for new development.	Potential - Developable beyond next 11 years	B1c, B2, B8
18	Bolney Grange Business Park Expansion 2	Bolney	Promoted in NP	Potential	This small, undeveloped site with existing vegetation covering it offers an expansion opportunity for the existing Bolney Grange Business Park. The site is immediately adjacent to and accessed via the existing Business Park and offers a realistic area for expansion of employment use. The site is contained within the Business Park and given the strength, role and function of this existing employment cluster it would form an appropriate opportunity for expansion of 500 - 1,000 sq.m of floorspace.	Potential - Deliverable	B1c, B2, B8
20	Former Sewage Treatment Works, Fairbridge Way	Burgess Hill	EGA	Existing	B Use Class employment forms a small part of this larger former waste treatment site. The whole site is due for re-development to provide 325 dwellings and associated community uses through extant planning permission (08/01644/OUT). Six replacement employment (B1b/B1c/B2/B8) units were permitted in 2011 (11/00278/FUL) within the existing small cluster of B Use Class units. There is therefore some limited potential for improvement of the existing and modest extension however the wider site area is anticipated to be redeveloped for residential uses during the plan period. Site should be released from employment use to recognise the extant planning permission.	Existing - Release	None
21	Church Road Walk	Burgess Hill	EGA	Existing	Church Road Walk forms part of Burgess Hill Town Centre and is within the primary retail destination for the southern part of Mid Sussex District. The employment uses comprise small B1a office units above retail premises as well as some standalone office units. Existing stock is of low-average quality. The Town Centre and therefore Church Road Walk benefits from good access to services, facilities and to bus and rail stations. New employment development here is constrained by the layout and mixed use nature of the centre and the lack of available sites for employment expansion. There is limited scope for redevelopment or intensification without comprehensive redevelopment.	Existing - Protect	B1a, B1b
22	Sheddingdean Industrial Estate, Marchant's Way, Burgess Hill	Burgess Hill	EGA	Existing	Well-established industrial estate at the northern edge of Burgess Hill. High levels of occupation 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 lack of vacant land.	Existing - Protect	B1c, B2, B8
23	Sussex House, The Brow	Burgess Hill	EGA	Existing	Single, large footprint B1a office property at the edge of and connected to Burgess Hill Town Centre. Average strategic links, but good access to bus and rail facilities. Supporting services and facilities provided in Burgess Hill Town Centre. The property has recently undergone extensive refurbishment and is now occupied by American Express.	Existing - Protect	B1a
24	Victoria Business Park West	Burgess Hill	EGA	Existing	Victoria Business Park is formed in two distinct elements. The western area comprises mainly larger B Class units with mostly modern stock and very little noted vacancy. Evidence of investment and improvement to existing stock. Roads, parking and servicing are well organised on-units with identified spaces for visitors and goods handling. A good strategic location with access to services and facilities in Burgess Hill Town Centre and also some convenience facilities provided near/in the estate. Scope for continued improvement and some intensification of individual units over time, although there is little vacant land for expansion of activities.	Existing - Protect	B1a, B1b, B1c, B2, B8
25	Victoria Business Park East	Burgess Hill	EGA	Existing	Eastern portion of the Victoria Business Park. This area has a mix of larger and smaller industrial and office units. Quality is generally poorer than found in the Western Business Park area. There were some limited vacancies but limited opportunities for expansion or intensification. The estate is well-arranged with respect to parking, servicing and has good strategic access by road and to services, facilities in Burgess Hill Town Centre and retail convenience elsewhere near the estate.	Existing - Protect	B1a, B1b, B1c, B2, B8
26	Residential/Mixed Use Area, Victoria Business Park East	Burgess Hill	Burgess Hill Neighbourhood Plan	Existing	This site forms part of Victoria Road Business Park (West) and currently contains a number of B Use Class employment units.	Existing - Release	None
27	Land South of Fairbridge Way	Burgess Hill	CILLA	Potential	This potential site is located to the south of Fairbridge Way. It is currently unused and has extensive coverage with mature 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 expanding from the neighbouring site. It is at the edge of the existing urban area and will, once re-development of the Former Sewage Treatment Works is completed, be located within an urbanised context.	Potential - Deliverable	B1c, B2, B8

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28	Land at Rear of 88, Folders Lane, Burgess Hill	Burgess Hill	SHLAA	Potential	The site is greenfield used for agricultural purposes currently. It abuts the South Downs National Park (to the south) although it is outside the designated area. It is within an area identified as having a low level of capacity for new development. Existing access to Folders Lane would limit the suitability and scale of potential employment development without significant improvement works. The site's location is some distance from strategic roads and also access to rail stations at Burgess Hill limiting its market appeal. The peripheral location also limits the access to services and facilities capable of supporting employment development on the site.	Not Developable	None
29	Wintons Farm, Folders Lane, Burgess Hill	Burgess Hill	SHLAA	Potential	The site is greenfield used for agricultural purposes currently. It abuts the South Downs National Park (to the south and east) although it is outside the designated area. It is within an area identified as having a low level of capacity for new development. The site contains a man made fishing lake. Existing access to Folders Lane would limit the suitability and scale of potential employment development without significant improvement works. The site's location is some distance from strategic roads and also access to rail stations at Burgess Hill limiting its market appeal. The peripheral location also limits the access to services and facilities capable of supporting employment development on the site.	Not Developable	None
30	Land South of Holders Lane and East of Keymer Road, Burgess Hill	Burgess Hill	SHLAA	Potential	The site is greenfield used for agricultural purposes currently. It abuts the South Downs National Park (to the south and east) although it is outside the designated area. It is within an area identified as having a low level of capacity for new development. Existing access to Folders Lane would limit the suitability and scale of potential employment development without significant improvement works. The site's location is some distance from strategic roads and also access to rail stations at Burgess Hill limiting its market appeal. The peripheral location also limits the access to services and facilities capable of supporting employment development on the site.	Not Developable	None
31	Land East of Greenacres, Keymer Road, and South of Folders Lane	Burgess Hill	SHLAA	Potential	The site is greenfield used for agricultural purposes currently. It abuts the South Downs National Park (to the south and east) although it is outside the designated area. It is within an area identified as having a low/medium level of capacity for new development. Existing access to Folders Lane would limit the suitability and scale of potential employment development without significant improvement works. The site's location is some distance from strategic roads and also access to rail stations at Burgess Hill limiting its market appeal. The peripheral location also limits the access to services and facilities capable of supporting employment development on the site.	Not Developable	None
43	Land South of Cuckfield Village	Cuckfield	SHLAA	Potential	The site is greenfield land outside Cuckfield to the south. It lacks connectivity to the village and also lacks strategic access to the A272 at this location. The site borders Cuckfield Conservation Area and is adjacent to the High Weald AONB boundary (although outside this). There are also various Grade I and II* and II Listed buildings which form part of the setting for the site. It is within an area of low capacity for new development. It is understood that the site is in multiple ownership. Access difficulties, lack of connectivity to services and facilities, distance from existing employment locations and potential for negative impacts on Listed buildings, the Conservation Areas and the AONB weigh against this site as an employment location.	Not Developable	None
44	Land North of Cuckfield Bypass, Cuckfield	Cuckfield	SHLAA	Potential	The site is greenfield land outside Cuckfield to the south. It lacks connectivity to the village and also lacks strategic access to the A272. Part of the site 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 have a negative impact on the Conservation Area and the setting of Cuckfield, including various Listed buildings. A buffer to the adjacent Ancient Woodland would also be needed to mitigate development impacts. The site is remote from other employment land uses and lack of connectivity to Cuckfield limits access to services and facilities.	Not Developable	None
45	High Grove, Imberhome Lane	East Grinstead	EGA	Existing	The site supports a recently upgraded household waste recycling centre serving East Grinstead with the remainder of the site occupied by an established garden nursery. Located outside of the settlement boundary and in the countryside to the south west of East Grinstead, the site is distant from existing employment clusters and supports two specialist facilities which are characterised by site operational requirements but which are served by a dedicated access and adequate parking and servicing. There is scope for some intensification on parts of the site although this is dependent on reconfiguration of the nursery.	Existing - Protect	B1c, B2, B8
46	Birches Industrial Estate	East Grinstead	EGA	Existing	A large well established modern industrial estate located to the north west of East Grinstead, situated within the settlement boundary. The site benefits from good strategic road access with linkages to the A22/A264. Parking, servicing and configuration of the estate is good whilst the site forms part of an established cluster of other employment units at the Felbridge Centre and Imberhome Road, which together provide the main employment area for East Grinstead. The estate provides a mix of unit size and building quality is generally good quality. Access to local facilities and labour is good and levels of high occupancy support a mix of occupiers. There is however limited scope for infill or expansion in the short-medium term.	Existing - Protect	B1a, B1b, B1c, B8
47	Charlwoods Industrial Estate	East Grinstead	EGA	Existing	A concentration of large employment units located with the settlement boundary, to the north of the town centre. The estate is characterised by a mixed quality of 1970s/80s stock, comprising light industrial, trade supplies and automotive uses. The site benefits from adequate strategic access with close proximity to the A22 although it lacks visibility and is distant from other employment clusters. There is limited scope for intensification or redevelopment in the medium term reflecting its location within an established residential area. The Neighbourhood Plan (at consultation stage) identifies the area for a mixed use re-development including smaller B1 uses (up to 300 sq.m) Redevelopment in future should seek to retain some B1 uses within the site.	Existing - Release	B1a, B1b, B1c, B8
48	Felbridge Centre	East Grinstead	EGA	Existing	A relatively modern estate located adjacent to, and north of the Birches Industrial Estate, with shared access through the Birches. The site provides a number of good quality units supporting a range of occupiers with good levels of parking and servicing arrangements, an attractive environment and healthy levels of occupancy. Access to the strategic road networks is good, the site is prominent and benefits from its location as part of the largest cluster of employment uses in East Grinstead. There is however limited scope for intensification within the estate.	Existing - Protect	B1a, B1b, B1c, B8

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49	Imberhome Way	East Grinstead	EGA	Existing	Industrial estate located immediately to the east of the Birches industrial estate. The site is served by its own dedicated access off Imberhome Lane and is characterised by spine road with generally lower quality building stock to its neighbouring industrial estate. The site is strategically well located, forms part of an established employment cluster and is well occupied although parking and servicing is constrained and in need of improvement. There is little scope for infill opportunities although scope for qualitative improvement of units exists.	Existing - Protect	B1a, B1b, B1c, B8
50	Independent Business Park	East Grinstead	EGA	Existing	Self-contained employment area located immediately to the south of the Birches Industrial Estate, that provides a range of stock in generally average quality units with good levels of occupation. The site benefits from good strategic access to the A22 alongside its location within a large established employment cluster, and is served by its own access off Imberhome Lane. Opportunities for infill development at the site are limited whilst the scope for expansion is constrained by an operational school to the south of the estate.	Existing - Protect	B1a, B1c, B8
51	Railway Approach	East Grinstead	EGA	Existing	An elongated site located at the edge of the town centre shopping boundary, adjacent to East Grinstead railway station and effectively represents an island site which is bounded by the A22 to the north and railway approach to the south. The existing use comprises a timber yard and a hand car wash with residential uses located opposite the site. Given the sustainable location of the site in relation to the railway station and good access to services provision and proximity to established residential areas, the site offers potential for comprehensive mixed use redevelopment to facilitate a more efficient mix of use of land (e.g. employment, retail, residential uses). The emerging Neighbourhood Plan (consultation stage) identifies the area for a mixed-use redevelopment primarily for A Use Class (retail) activities on the road frontage.	Existing - Release	None
52	Cantelupe Road	East Grinstead	EGA	Existing	A number of three storey office buildings (Cantelupe House, Medway House, Kings House) located within the town centre boundary, in close proximity to services/facilities and the train station. Evidence of vacancy within the office buildings whilst residential development approvals (via permitted development rights) have occurred at Phoenix House and Mead House. The office stock is dated with parking and servicing considered poor. Opportunities exist to refurbish the office space although pressure for alternative uses from Permitted Development Rights is likely to occur.	Existing - Release	None
53	East Grinstead House, London Road/Wood Street	East Grinstead	EGA	Existing	Large office complex supporting a range of occupiers located in a strategic location off the A22 and in close proximity to the railway station and town centre facilities. Evidence of some vacancy within the building although the office benefits from an element of multi storey parking, is highly visible and provides large office floor plates for East Grinstead town centre. Potential scope for refurbishment.	Existing - Protect	B1a
54	Park Road/Maypole Road	East Grinstead	EGA	Existing	Established cluster of small office units located to the north of East Grinstead town centre, located in close proximity to the A22. Access to the site is good from Maypole Road (to the telephone exchange) and Garland Road (to the offices). The site benefits from on site parking, the offices are of average quality but benefit from a visible location with good access to local services and labour. Potential scope for qualitative improvement in the short term although intensification of site would be dependent on redevelopment which would need to take account of surrounding residential uses.	Existing - Protect	B1a, B1c
55	Bulrushes Business Park, Coombe Hill Road, East Grinstead	East Grinstead	None	Existing	Established rural business centre located to the west of the East Grinstead settlement boundary. The site is located in the High Weald AONB and is identified within an area of medium capacity for new development. It benefits from existing access from Coombe Hill Road and supports a range of occupiers in a variety of small, affordable units. Whilst distanced from other employment areas, access to services/facilities and transport (rail and bus) is reasonable. Opportunities for intensification on site are limited and any extension would involve development into the open countryside. Subject to signing of the legal agreement, comprehensive development is proposed for the site to include employment.	Existing - Protect	B1a, B1c
109	Mill Place Farm, Vowels Lane	East Grinstead	CILLA	Existing	The site is an existing small-scale office-orientated employment location. It is remote from settlements, but is close to Kingscote railway station. The site is flat and reasonably regular in shape, but has limited strategic or local road access or service support.	Existing - Protect	B1a, B1b
56	Land to the West of East Grinstead (Land at Imberhome Farm)	East Grinstead	SHLAA	Potential	Large greenfield area located in the countryside to the east of East Grinstead. The agricultural land is subject to number of constraints including flood risk, ancient woodland, SNCI and access. The site is located within an area that has medium capacity for new development and would result in a significant extension of the built up boundary. Significant access improvements would be required whilst on site constraints impact on	Not Developable	None
57	Land at Hill Pace Farm to the SW of East Grinstead, West and East of the Bluebell Railway Line	East Grinstead	SHLAA	Potential	The site comprises two distinct greenfield sites located to the north and south of the Bluebell railway line. Both sites lie within the countryside and would involve an extension of the settlement boundary westwards from East Grinstead. The sites are located within an area of medium capacity for new development and is distant from existing employment clusters. Significant transport infrastructure improvements are required to address transport capacity and access. The site contains Ancient Woodland within, and adjoining the site whilst a listed viaduct structure adjoins the site.	Not Developable	None
58	Land Rear of 17-47 Crawley Down Road, Felbridge	East Grinstead	SHLAA	Potential	Greenfield site located to the rear of established residential gardens of properties fronting Crawley Down Road. The site lies outside of, but abuts the settlement boundary of East Grinstead and is not visible but is well located with regard to proximity to services/facilities and existing employment clusters. The site is constrained by vehicular access although options exist from Crawley Down Road and potential exists to consolidate with adjoining land interests. Ancient Woodland on the southern boundary will require a buffer zone and regard would need to be given to a watercourse to the south.	Not Developable	None
59	East Grinstead Football Club and Rifle Club, East Court, East Grinstead	East Grinstead	SHLAA	Potential	The site comprises the East Grinstead football ground and rifle club, and is located within the settlement boundary, to the north east of the town centre. The facilities remain in operational recreational use and are designated as civic/cultural/recreational facilities. Any alternative use of the site would necessitate replacement facilities. The site is not visible and is distant from existing employment clusters but benefits from good access to services, site access, and strategic access to the road network via the A264. The site is bounded by a SNCI and ancient woodland to the east and south of the site respectively.	Not Developable	None

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60	Land Adjoining Acacia Cottage, 151 Crawley Down Road, Felbridge	East Grinstead	SHLAA	Potential	A greenfield site located outside of the East Grinstead settlement boundary. The site benefits from good visibility and access to Crawley Down Road but is located in an area of medium capacity for new development, is distant from employment clusters, and does not have good access to services/facilities. Development of the site will require extensive vegetation/tree removal, whilst part of the site is located within neighbouring Tandridge District.	Not Developable	None
61	Land Rear of 'Mulberry Gate' Copthorne Road, Felbridge	East Grinstead	SHLAA	Potential	A greenfield site located to the rear of residential properties fronting the A264 Copthorne Road. The site lies outside of the settlement boundary and is abutted to the north and east boundaries by residential properties. To the south, the site abuts the Felbridge Centre employment area. The site benefits from good access to services/facilities and existing employment areas although access is significantly constrained, the site lacks visibility, a stream runs along the southern boundary, and extensive tree cover exists on site. Given these constraints, the site is considered more appropriate for alternative residential use.	Not Developable	None
62	Land North of Hill Place Farm and South of Worth Way, East Grinstead	East Grinstead	SHLAA	Potential	The greenfield site lies to the west of East Grinstead and is located outside but abutting the settlement boundary site. It is a relatively physically unconstrained site and adjoins a residential area. The site lies in the countryside, in an area of medium capacity for new development. The site has limited visibility but benefits from good access to services/facilities together with bus and rail travel. It is however distant from existing employment areas and access improvements would be required from an established residential area. The site falls in close proximity to ancient woodland and an SNCI.	Not Developable	None
63	Land between 43 and 59 Hurst Farm Road, East Grinstead	East Grinstead	SHLAA	Potential	The greenfield site lies between established residential properties fronting Hurst Farm Road together with frontage to Turners Hill Road. It lies immediately outside the settlement boundary in the countryside, in an area identified as medium capacity for new development. The site is highly visible and has good access to bus, rail and services/facilities but is distant from existing employment areas. A public right of way runs through the site, is within 7km of Ashdown Forest SAC/SPA, whilst part of the site is subject to flood risk, the southern part of the site falls within the High Weald AONB.	Not Developable	None
64	Land at Coombe Hill Road, East Grinstead	East Grinstead	SHLAA	Potential	A greenfield site located in the open countryside to the west of the East Grinstead settlement boundary. The site lies off Coombe Hill Road but is distant from established employment areas. It is located in an area of medium capacity for new development but is peripheral from the settlement boundary. The site also falls within the High Weald AONB.	Not Developable	None
71	Hassocks Railway Business Park	Hassocks	Site Visit	Existing	The site is an existing complex of employment and sui generis activities (car sales) with small and larger commercial units and open storage activities. Strategic access is poor and site access, parking and servicing is constrained with limited space available. Units are in a mix of conditions and the extensive areas of open storage create a cluttered character and nature for the site. The site is however well set within its local landscape, adjacent to the main railway line to the east. There are limited opportunities for intensification or expansion through re-development or improvement of the site. There are two under-used/vacant areas at the northern end of the site close to its entrance junction with the B2116 (Keymer Road). The site is allocated for mixed use redevelopment, including residential use, in the Small Scale Housing Allocations DPD (April 2008), although there has been no change to the site in recent years in order to bring such a redevelopment forward.	Existing - Protect and expand	B1c, B2, B8
66	Russell Nursery, Hurst Road, Hassocks	Hassocks	SHLAA	Potential	The site is at the western side of Hassocks. The site has been used previously as a nursery and existing structures on site remain. The site is in close proximity to the South Downs National park (to the south). Access to the site is via Brighton Road via a narrow existing entrance. The site performs well in terms of strategic road access. Access to services and facilities are more limited although these are provided in Hassocks. The site access and its location to the rear of other residential properties limits its visibility and presence from a market and occupier perspective.	Potential - Developable within next 6 - 11 years	B1a, B1b, B1c
67	Land West of Birch Way, Hassocks	Hassocks	SHLAA	Potential	The site was previously allocated as open space as part of the Clayton Mills development. It is overgrown and under-used at present. An area of the water course on the site is within Flood Zone 3 and some other parts of the Site are in Flood Zone 2. There is a water attenuation tank under park of the western side of the site that would reduce the developable area. The site's allocation as open space means that any employment development would result in the loss of open space.	Not Developable	None
68	27 and Rear of 25/25a Hurst Road, Hassocks	Hassocks	SHLAA	Potential	The site includes an existing residential property and rear gardens fronting to Hurst Road. The site is well located in relation to local services and facilities and with regard to access to bus and rail facilities as well as strategic road access. Development of the site would involve development infill to the rear of existing residential properties and would potentially impact on the character of this area. A previous planning appeal at 27, Hurst Road was dismissed in 2015 as development at this location was considered to represent an inappropriate infill development out of keeping with the immediate area.	Not Developable	None
69	Land West of Brighton Road, Hassocks	Hassocks	SHLAA	Potential	The site is a greenfield location on the border of Hassocks with the South Downs National Park. There appears to have been recent residential infill on part of the site. Access is taken from Brighton Road and the site is located in close proximity to the strategic road network and to local services and facilities in Hassocks. The site is located within an area of Low capacity for new development.	Not Developable	None
70	Tates (South Downs Garden Centre), Brighton Road, Hassocks	Hassocks	SHLAA	Potential	The site is an active and expanding garden centre nursery with a range of plant and non-horticultural related sales. The site was excluded in the MSDC SHLAA assessment as an unacceptable location of residential development. Assessment of the site for employment purposes shows that the site borders with the South Downs National Park. The site is within an area identified as having a Low capacity for new development. The site has potential for expansion of some 2.1 Ha (to the eastern side of the site to the rear of the existing garden centre buildings). There is good strategic road access and access to local facilities and services (including on-site restaurant). However the site is already in active and expanding use as a garden centre and would not therefore be available for employment development at the current time. Development for employment uses would require clearance of the existing structures, or alternatively a division of the site to open up the vacant land at the site's rear.	Potential - Developable beyond next 11 years	B1c, B2, B8

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72	Burrell Road Industrial Estate	Haywards Heath	EGA	Existing	The site is an existing zone with a mix of B Class employment uses and other commercial uses. Limited vacancy rates, with range of building quality and style. No major parking or servicing issues, with no site access issues. Limited visibility due to site layout, although some opportunity for some limited infill development.	Existing - Protect	B1, B2, B8
74	Perrymount Road	Haywards Heath	EGA	Existing	The site is an existing large B1 office cluster adjacent to railway station, and is within the built up area. A range of multi-storey office buildings of mixed quality, with some refurbished and others fairly modern but some vacancies. Surrounded by other main town centre uses and residential uses. Limited strategic access but good local access to labour, services and railway links. Some scope to intensify employment uses but a lack of opportunities for larger scale expansion.	Existing - Protect	B1a
75	Western Road Industrial Estate	Haywards Heath	EGA	Existing	The site is an existing employment zone with mixed B Use class and other commercial uses. It is a fairly constrained employment site within urban area surrounded by residential uses and small-scale commercial uses, but high level of visibility. The existing stock mixed, some dated and others new/refurbished. Reasonably good access to A road, but less so for more strategic network. Limited scope for infill potential given physical constraints, although possible scope for comprehensive redevelopment for employment uses.	Existing - Protect and expand	B1c, B2, B8
77	Paddockhall Road/Milton Road, Haywards Heath	Haywards Heath	CILLA	Existing	Permission for commercial employment use has commenced construction and the use should therefore be protected.	Existing - Protect	B1, B2
76	Freshfield Lane, Danehill	Horsted Keynes	WSCC Monitoring	Existing	The site is an existing brickworks facility. The building footprint is small, but there is a more extensive open storage area within the site. Site shape and topography is regular, but minor site access constraints. Limited access to strategic road network, and distant from existing employment clusters and residential settlements.	Potential - Developable within next 6 - 11 years	B1, B2, B8
81	Horsted Keynes Industrial Park	Horsted Keynes	EGA	Existing	The site is a mix of office, industrial and other commercial uses, covering equine vets clinic, warehousing, manufacturing and small offices. It is an established, self-contained rural employment site outside Horsted Keynes, but the site is isolated with poor strategic and local links, and serves local catchment only. Dated and low quality stock with some vacancy. Limited scope for intensification.	Existing - Protect	B1a, B1b, B1c, B2, B8
82	Horsted Keynes Station, Station Approach	Horsted Keynes	CILLA	Existing	The site is an existing industrial activity (primarily railway restoration) but not currently a B Use Class employment activity. Mainly pre 1970s building stock with some refurbishment evident. Poor access to the site for employment-related activities, especially servicing, and location distant from residential settlements and employment clusters.	Not Developable	None
83	Ludwell Field Adj Keysford and Sugar Lane, Horsted Keynes	Horsted Keynes	SHLAA	Potential	The site has a Low capacity for new development, primarily due to location within an AONB, but also because of the sites sensitivity as a result of its contribution to the character and gateway to the village. Development would require the removal of a large proportion of woodland on the site, which is likely to alter the character of the surrounding landscape. There are also access issues, with the site being significantly above road level with no obvious access point.	Not Developable	None
84	Front Field (Village Field), Jeffreys Farm, Horsted Keynes	Horsted Keynes	SHLAA	Potential	The site has a Low/Medium capacity for new development in landscape terms. It is separate from the main settlement east of Sugar lane and is located within the AoNB. The southern part of the site is less sensitive 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 site.	Not Developable	None
85	Castle Field, Cinder Hill, Horsted Keynes	Horsted Keynes	SHLAA	Potential	The site is wholly outside and unrelated to existing settlement built up area boundary, with strategic road access issues. There are heritage assets on site and it located within the High Weald AoNB.	Not Developable	None
86	Ravenswood Hotel, Horsted Lane, Sharpthorne	Horsted Keynes	SHLAA	Potential	Site is wholly outside and unrelated to existing settlement built up area boundary. It effectively a standalone and isolated site. There is a resolution to grant planning permission subject to S106 agreement (D/15/2013) that would see the conversion of the hotel to 12 residential units.	Not Developable	None
19	The Hub, Land Adjacent to West End Farm, Goddards Green	Hurstpierpoint and Sayers Common	Consent	Committed	Planning consent granted for up to 50,000 sq.m of mixed B Use floorspace (B1, B2, B8). Restriction in the permission to allow no more than 14,000 sq.m of B8 storage and distribution space. The site is greenfield and has good strategic access to the A2300. It is part of a wider employment land allocation proposed to the west of Burgess Hill and is also situated to the south-east of the proposed Northern Arc growth area of Burgess Hill. Existing facilities and services access is limited but new facilities are planned as part of the development and within the nearby area as other District Plan allocations come forwards.	Potential - Deliverable	B1, B2, B8
87	East Lodge Farm, Malthouse Lane	Hurstpierpoint and Sayers Common	Consent	Committed	Planning consent granted for 830 sq.m of B1a office use on this greenfield site in 2007. The permission expired in late 2010. The site is situated in an area of medium/high capacity for development but is distant from other employment uses or clusters. It is outside the development boundary of Burgess Hill and within an area of Countryside development constraint. The access to services and facilities is poor and road access to the site is also poor.	Potential - Deliverable	B1a
88	Cuckfield Road/Bishopstone Lane Units	Hurstpierpoint and Sayers Common	Site Visit	Existing	This site is in two distinct parts with two separate access points from Cuckfield Road. A metal recycling facility is located on the northern portion, while a building trade occupier (Jewson) occupies the southern, larger area. There are extensive areas of open storage related to both the metal recycling and building materials retail sales activities. Building stock is in adequate/good repair and is formed of a series of high bay metal fabricated units. There is existing parking and servicing space. Strategic access to the A2300 is good although access to services and facilities is poor (although an on-site mobile cafe facility was identified and there is a public house to the south). There is no opportunity for intensification or expansion without re-development of the site. The site is located in an area of Medium/High capacity for new development. It is situated adjacent (to the north and east) to 'The Hub' employment development site for which planning permission was granted.	Existing - Protect	B1c, B2, B8
100	King's Business Centre	Hurstpierpoint and Sayers Common	EGA	Existing	Self-contained and stand alone business park to the west of Sayers Common. Good access to the A23 but there is limited local services/facilities provision. There is little opportunity for expansion or intensification. Current uses are a mix of B1a, B1c and related storage.	Existing - Protect	B1a, B1b, B1c, B8

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101	Winterpick Business Park	Hurstpierpoint and Sayers Common	EGA	Existing	Self-contained light industrial and storage/distribution estate at the western edge of Mid Sussex District. The stock is of mixed, average quality with some evidence of improvements over time but generally dated in appearance. There is dedicated access and on-site parking/servicing is good. The location is poor from a strategic access point of view and there is poor access to services and facilities. There is limited scope to expand the employment uses on site.	Existing - Protect	B1c, B2, B8
102	Avtrade Global, Reeds Lane	Hurstpierpoint and Sayers Common	CILLA	Existing	This self-contained site has recently been completed to provide B1 office and B8 storage and distribution facilities for a sole occupier. The site's location is remote from services and facilities in Sayers Common and also from strategic road access. The built stock is of a very high standard with well laid out parking, servicing and landscaping surrounding the built facilities. While there is land to the west of the build part of the site that has potential for intensification or expansion it is evident that the space available forms an integral part of the site's wider landscaping and physical environment.	Existing - Protect	B1a, B8
103	Valley Farm Business Park	Hurstpierpoint and Sayers Common	Site Visit	Existing	Valley Farm Business Park is an existing mixed B Class employment area. It is located to the north of the Avtrade site. It has an extended, narrow access road leading from the site to a junction with Reeds Lane. The built stock is in average condition overall with a mix of newer and older single and two storey industrial buildings. There is limited on-site parking and servicing. Access for HGV's is possible but with a narrow access road. There are no on site facilities or services and access to these off-site is poor. The site is remote and not visible from Reeds Lane which reduces its visibility and prominence from an occupier market perspective. There is a small area along the south and eastern side of the site (to the rear of existing units) where intensification or expansion may be possible in future. The site is within an area defined as having a Medium capacity for new development.	Existing - Protect and expand	B1c, B2, B8
10	Land at Dumbrells Farm, east of Pookbourne Land and South of A2300	Hurstpierpoint and Sayers Common	Call for Sites	Potential	Site identified as potential location for a Science & Technology Park (of circa 100,000 sq.m B1a, B1b and B1c with ancillary uses) in the draft District Plan (policy DP2). The site has and is subject to on-going work to establish the potential form, concepts and development opportunity for the Science Park at this site location following an extensive site appraisal and selection process. The site is greenfield currently used for agricultural purposes. There is an existing access to the A2300 and the site is well located with respect to strategic road access. Access to services and facilities is currently poor, but planned provision as part of the Northern Arc and also proposed employment allocations and an extant employment use permission on land to the east will enhance the offer in this location.	Potential - Deliverable	B1a, B1b, B1c
32	Broad Location to the West of Burgess Hill	Hurstpierpoint and Sayers Common	SHLAA	Potential	This is a broad location to the west of Burgess Hill. Various sites were advanced through the SHLAA process and the location has been reviewed as part of the SELAA work. The eastern part of the location has a high capacity for new development while the more western and southern parts of the area have a low capacity for new development. The area is well positioned strategically with regard to road access, although proximity to services and facilities in Burgess Hill Town Centre is more limited. Land to the east of Malthouse Lane is allocated as informal open space in the emerging District Plan (part of the Green Circle around Burgess Hill). There are elements of Ancient Woodland, contaminated land and areas of Flood Risk, however such constraints cover only a small proportion of a very extensive developable area. The area is currently protected from inappropriate development through Hurstpierpoint Neighbourhood Plan policies and through policies in the adopted Mid Sussex Local Plan. Development for employment uses would require significant investment in new road, waste water and supporting infrastructure and would need to form part of a wider, comprehensive development programme. Piecemeal development of commercial employment uses in this area would be unlikely to be acceptable or sustainable.	Potential - Developable beyond the District Plan P	B1, B2, B8 as part of a comprehensive development in the next plan period
89	Land East of College Lane, Hurstpierpoint	Hurstpierpoint and Sayers Common	SHLAA	Potential	This site is greenfield land currently in agricultural use. It has been the subject of a planning appeal decision and refusal of planning permission in which the Secretary of State confirmed that development of the site would undermine the long established 'Local Gap' at this location. Development for employment uses would therefore reduce the rural character that remains on this site and have a significant effect on the east-west gap between Hurstpierpoint and Hassocks. The sites location is within an area of Low landscape capacity for new development. Access to services and facilities is good as is strategic road access. The site is not within or close to an existing employment land use cluster and has poor visibility and critical mass in terms of market or occupier presence.	Not Developable	None
90	Bolney Grange Business Park Expansion 3	Hurstpierpoint and Sayers Common	Promoted in NP	Potential	The site is a greenfield parcel of land to the east of the existing Bolney Grange Business Park. It is of a regular shape 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 area's critical mass. The site is within an area of Low/Medium development capacity.	Potential - Developable beyond next 11 years	None
104	Land South of Furzeland Way, Sayers Common	Hurstpierpoint and Sayers Common	SHLAA	Potential	This site is a greenfield location in agricultural use. The site is largely unconstrained but is unrelated to the existing built-form of Sayers Common. The site has poor access to supporting services and facilities. The site is poorly located in relation to the strategic road network. Employment development in this location would form a self-contained and standalone development in the countryside. The site is located in an area defined as having a Low/Medium development capacity.	Not Developable	None
105	Land at Coombe Farm, London Road, Sayers Common	Hurstpierpoint and Sayers Common	SHLAA	Potential	The majority of the site has Low landscape capacity for new development. It is detached from Sayers Common and development for employment would push development southwards away from the settlement centre with an adverse effect on the character of the village. The site has a poor connectivity to the strategic road network and limited access to services and facilities.	Not Developable	None
33	Employment Allocation Land West of Burgess Hill, East of West End Farm, Burgess Hill	Hurstpierpoint and Sayers Common	District Plan Allocation	Proposed Allocation	The site is predominantly greenfield land to the south of the A2300 and has good strategic road access. The western boundary of the site is contiguous with 'The Hub' site, where new employment use has been granted planning permission. The site is part of the proposed Northern Arc growth area. The proposed allocation area is circa 17 Ha with an extensive frontage to the A2300 and has access to facilities in Burgess Hill Town Centre. High voltage electricity pylons traverse the eastern end of the site (running north-south).	Potential - Deliverable	B1, B2, B8

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73	Lindfield Business Park	Lindfield	EGA	Existing	The site is an existing zone of a mixed B Class employment uses, with no identified vacancies. Relatively modern development, with no major parking or servicing issues. Some minor access issues, particularly for larger service vehicles. Limited visibility due to site layout, and distant from existing employment clusters, but provides primarily local employment floorspace needs.	Existing - Protect	B1c, B2, B8
78	Haywards Heath Golf Course, High Beech Lane, Haywards Heath	Lindfield Rural	SHLAA	Potential	The site is an existing golf course. The area to the south of Standridge Lane has Medium capacity for new development. Sensitivity increases further north into the site, with the high ground and north-facing slopes having a low suitability, and the valley in the south-western part of the site is also unsuitable for development. The site is bordered by SNCI and Ancient Woodland, which would require buffer. It is likely access improvements would be required. The site is fairly remote to local services, and is not well related to the built up area of the town and development would represent a significant encroachment of the town into the countryside. The loss of the golf course leisure facilities would also be a significant reason not to allow development for employment uses.	Not Developable	None
92	Land off Brighton Road (Parking/Recycling zone)	Pease Pottage	EGA	Existing	The site is situated south of Crawley adjacent to A23/M23, and is currently used as a vehicle salvage yard. Existing stock is average quality and operated by a sole operator. Good strategic and local connections but somewhat isolated from labour and service provision. Scope for intensification of use and/or redevelopment in medium term.	Existing - Protect	B1c, B2
93	The Home Farm, Brighton Road	Pease Pottage	WSCC Monitoring	Existing	The site is situated south of Crawley close to the A23/M23. It is used as a combination of small scale office-type business, also with existing farm operations. Good strategic but access to the site is constrained. Scope for expansion.	Existing - Protect	B1a
94	The Pavilions	Pease Pottage	None	Existing	The site is south of Crawley adjacent to A23/M23 and is a well used relatively small mixed-use office park. Parking and servicing are appropriate, and strategic and local road access is good. There is no potential for expansion on-site. The site is within the AoNB.	Existing - Protect	B1a
95	The Island Site, Tilgate Forest Lodge, Old Brighton Road	Pease Pottage	SHLAA	Potential	The site is approximately 1 hectare and lies south of Crawley adjacent to the A23/M23. It has relatively high visibility and good strategic and local road access. Topography and shape are flat and regular. Site is within the High Weald AoNB and electricity pylons are close to the site.	Potential - Developable within next 6 - 11 years	B1, B2, B8
96	Pease Pottage Nurseries, Brighton Road	Pease Pottage	SHLAA	Potential	This existing, previously developed site is south of the main Pease Pottage settlement, and is adjacent to the A23/M23. The site is mostly regular in shape, with some undulation in terms of topography. Identified as Low capacity for development, primarily associated with the High Weald AoNB location. The site has limited market visibility and prominence.	Potential - Developable beyond next 11 years	B1, B2, B8
97	Pease Pottage Nurseries, Brighton Road (west Section)	Pease Pottage	SHLAA	Potential	This existing, previously developed site is south of the main Pease Pottage settlement, and is adjacent to the A23/M23. The site is mostly regular in shape, with some undulation in terms of topography. Identified as Low capacity for development, primarily associated with the High Weald AoNB location. The site has limited market visibility and prominence.	Potential - Developable beyond next 11 years	B1, B2, B8
98	Land at Hunters Moon, Old Brighton Road South, Pease Pottage	Pease Pottage	SHLAA	Potential	The site is south of the main Pease Pottage settlement, and is adjacent to the A23/M23. The site is mostly regular in shape, with some undulation in terms of topography. Identified as Medium capacity for development, primarily associated with the High Weald AoNB location. The site is distant from existing employment clusters and has poor prominence and market visibility.	Not Developable	None
99	Woodhurst Farmhouse, Old Brighton Road, Pease Pottage	Pease Pottage	SHLAA	Potential	The site is south of the main Pease Pottage settlement, and is adjacent to the A23/M23. The site is mostly regular in shape, with some undulation in terms of topography. Identified as Medium capacity for development, primarily associated with the High Weald AoNB location. The site is distant from existing employment clusters and has poor prominence and market visibility.	Not Developable	None
91	Land off Brighton Road (BA Site)	Slaugham	EGA	Existing	The site is an existing office-related use, currently used a BA as a training centre. Good quality building stock, with secure access and planned parking and servicing provision. Good strategic and local road access.	Existing - Protect	B1a
65	Handcross Garden Centre, London Road, RH17 6BA	Slaugham	Call for Sites	Potential	The site is an existing garden centre with horticultural sales on site. The adjacent use includes car sales. The A23 improvement works restrict the function of the existing site although it has a high degree of visibility and prominence. The site's location within the High Weald AoNB restricts its development potential, although it is an existing previously developed site and the landscape capacity for new development at this location is defined as High. B Use Class employment uses could therefore be brought forward as a replacement for the existing use.	Potential - Developable within next 6 - 11 years	B1c, B2, B8
79	Backlands Farm	Twineham	EGA	Existing	Existing, self-contained employment site with no further space for expansion. Good strategic position in relation to the A23 corridor. Limited scope for re-development in future on existing open surface car parking/storage area.	Existing - Protect	B1c, B2, B8
106	Land at Northlands Farm, Jobs Lane	Twineham	Call for Sites	Potential	This greenfield site is located at the junction of the A23 and A2300. It is an extensive area of agricultural land with existing pylons to the north (although not within the site area). The site is prominent with good strategic road access but poor access to services and facilities. The site was subject to a planning application for a regional distribution centre (B Use Class) of up to 37,000 sq.m that was refused permission in November 2015 by Mid Sussex District Council. Reasons for refusal included the countryside location and landscape policies of the Local Development Plan and conflict with the NPPF. Given this recent planning decision, the site is not considered developable for B Use Class employment purposes.	Not Developable	None
107	Michaelmas Barn, Bolney Chapel Road, Twineham	Twineham	SHLAA	Potential	The site is greenfield land situated in Twineham Green. It has poor strategic and local road access via Bolney Chapel Road and would offer no prominence or fit with existing employment or business clusters. The site is remote from services and facilities. It has pylons running east-west to the south of the site and also to the north (outside the boundary). It is situated in an area of Low/Medium development capacity.	Not Developable	None
108	Redgate Field, Twineham Lane, Twineham	Twineham	SHLAA	Potential	The site is greenfield land situated in to the south of Twineham Green. It has poor strategic and local road access via Hickstead Lane to which it fronts and would offer no prominence or fit with existing employment or business clusters. The site is remote from services and facilities. It is situated in an area of Medium development capacity.	Not Developable	None

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110	Ibstock Brickworks, Sharpthorne	West Hoathly	SHLAA	Existing	The site is wholly outside the built up boundary area of Sharpthorne. It is currently occupied by a brickworks, with considerable open storage/operations area. The site is within the High Weald AoNB. Should this site come forward for development it would represent an opportunity for a comparatively large scale development for a village the size of Sharpthorne although it would not extend the current built form northwards. The scale of development would need to be balanced with the impact it would have on the surrounding roads and services. However, such a development would need for major site reconstruction works, assessment of possible land contamination issues and any resulting remediation.	Existing - Protect	None
111	Philpots Quarry, Hook Lane, West Hoathly	West Hoathly	SHLAA	Potential	The site is an existing quarry facility. It is remote from existing settlements, with major access issues for employment use. The site topography is uneven, and the site is not easily visible from the road. Strategic and local road access is poor. There is no access to services or facilities within a reasonable distance of the site. The capacity for new development is considered to be High, drawing from the Capacity to Accommodate Development study, but other site factors would militate against employment uses on the site in future.	Not Developable	None
34	Borers Yard, Borers Arms Road, Copthorne	Worth	EGA	Existing	An existing, self-contained employment site located within the urban boundary of Copthorne, with good access in relation to the A264. There is limited scope for intensification 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 servicing, and whilst distant from other employment areas, the site is well occupied and supports a wide range of occupiers.	Existing - Protect	B1a, B1b, B1c
35	Acacia Grove, Copthorne Road	Worth	CILLA	Existing	An established automotive/scrap yard facility with access off the A2220 Copthorne Road. The site is located within an area of low/medium capacity for development and lacks adequate parking and servicing. Access arrangements are considered limited whilst the site lacks visibility and is distant from existing employment clusters. The site offers scope for some intensification to the rear of the site subject to reconfiguration of a large area utilised for car storage.	Existing - Protect	B1a, B1c, B2, B8
36	Four House, Copthorne Common Road	Worth	CILLA	Existing	Site represents a small office development attached to a residential property located off the A264 Copthorne Common Road. Parking and servicing arrangements are good although the site has limited visibility, is distant from existing employment clusters and services/facilities. Opportunities for intensification of the site are limited by the adjoining residential properties.	Existing - Protect	B1a
37	Crawley Garden Centre, Copthorne Road	Worth	CILLA	Existing	Existing garden centre site with a large external sales area together with a number of small commercial uses located towards the northern fringe of the site. The site is in a visible location and has good parking, servicing and access arrangements from the A2220 Copthorne Road. The site is distant from employment clusters and is located within an area of low/medium capacity for development. The site offers the potential for intensification, subject to appropriate landscape mitigation and appropriate redevelopment.	Potential - Developable within next 6 - 11 years	B1a, B1c, B8
112	Rowfant Business Centre	Worth	EGA	Existing	A former brickworks site located in the countryside, to the west of Crawley Down. The estate represents a self contained, isolated site within a landscaped setting that benefits from dedicated access off Wallage Lane and which supports a mix of light industrial units with ancillary offices and open storage. Good levels of parking exist, including two dedicated areas whilst security exists to control access. Buildings are generally of a good quality and support good levels of occupation. There are considered to be some opportunities for intensification of the site subject to topography considerations although the site is distant from other employment clusters, is some distance from existing services and facilities, and is located within the Countryside Area landscape constraint.	Existing - Protect and expand	B1a, B1c, B2, B8
113	Rowfant Saw Mill	Worth	Site Visit	Existing	The site forms a distinct self contained site to the north of the established Rowfant Business Centre, and supports a specific end user - a saw mill with supporting buildings and outdoor storage areas. Main access to the site is shared with the business centre off Wallage Lane. Potential opportunities exist for intensification within the site but this would require reconfiguration of the saw mill. As commented in relation to the business centre, the site is located within the Countryside Area designation, lacks visibility and is distant from services/facilities and other employment clusters (excluding the business centre).	Existing - Protect and expand	B1c, B2, B8
114	Colas, Wallage Lane	Worth	Site Visit	Existing	The site is occupied by Colas and provides for mixed uses comprising offices and storage (indoor and outdoor). Located in the open countryside to the west of the Rowfant saw mill, the site is served by dedicated access from Wallage Lane. The site lacks visibility and provides for a secure outdoor storage facility. Some opportunities for intensification may exist to the rear of the site although the site is characterised by distance from other employment clusters and services/facilities, and a location within the Countryside Area designation.	Existing - Protect and expand	B1c, B2, B8
115	Land at Barns Court, Firs Farm, Turners Hill Road, Copthorne	Worth	SHLAA	Existing	This self-contained site within an agricultural setting provides existing small business employment accommodation. The site's building stock is of average quality but well used. It is not well located in relation to services and facilities. The site is within an area identified as having a Medium landscape capacity for new development. There is room for expansion and intensification of employment activities within the site area. There is a current planning appeal to increase the floorspace provision up to 6,000 sq.m.	Existing - Protect and expand	B1a, B1c, B2
116	Silverwood, Snowhill, Crawley Down	Worth	SHLAA	Existing	This existing site is a standalone commercial facility with direct access to the A264. The site is used for a mix of activities, predominated by a public transport bus/coach depot. The site has one existing building of circa 950 sq.m in average condition. There is good on-site parking and servicing. The site is within an area of Low/Medium development capacity, however it is an existing brownfield land site. There is an opportunity to intensify or expand the use of the site as much of the overall site area is given over to parking or open storage currently.	Existing - Protect and expand	B1c, B2, B8
38	Land West of Copthorne	Worth	Consent	Potential	Large greenfield site located to the west of Copthorne, outside of the development boundary, and bounded to the west by the M23 and to the south by the A264. The site is highly prominent but is located in an area of low capacity for development. Planning permission is recommended for approval, subject to the signing of a S106 agreement, for a residential led mixed use development, with up to 15,500 sq. m of employment uses for B1c and B8 uses. New access arrangements are proposed to maximise the excellent strategic location of the site.	Potential - Deliverable	B1c, B8

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Basic Descriptors					Conclusions and Recommendations		
Ref. No.	Site Name/ Location	Settlement/ Parish	Source	Existing / Potential Site	Comments and Conclusion	Recommendation	Potential B Class Use
39	Land at Winch Well, Turners Hill Road, Crawley Down	Worth	SHLAA	Potential	Located outside the settlement boundary of Crawley Down, the greenfield site lies within a medium area of capacity for development. The site is peripheral to existing employment areas whilst access to services and facilities is limited. Standalone development of the site would extend the settlement boundary beyond Turners Hill Road to the west. Future development would need to have regard to archeological matters associated with the Winch Well.	Not Developable	None
40	Land to the West of the Pheasantry, Turners Hill Road, Crawley Down	Worth	SHLAA	Potential	The greenfield site is located outside the Crawley Down settlement boundary and lies in the countryside, to the west of Turners Hill Road. It is located within an area of medium capacity for new development and is dependent on access from a site that benefits from extant planning permission for residential development, fronting Turners Hill Road. The site lacks visibility and is distanced from existing employment areas. The northern and southern boundaries of the site are characterised by ancient woodland which would require a buffer as part of future development.	Not Developable	None
41	Land South of Hazel Close, Crawley Down	Worth	SHLAA	Potential	The greenfield site lies outside the settlement boundary and is located between two areas of ancient woodland. It is located in an area of medium capacity for new development. Access to the site would be required through a narrow residential street (Hazel Close). The site is not visible and is peripheral from existing employment areas. Any development would need to provide an ancient woodland buffer.	Not Developable	None
42	Broad Location - Land to the West of Turners Hill Road, Crawley Down	Worth	SHLAA	Potential	Large greenfield site which lies within the open countryside, to the west of the settlement boundary of Crawley Down. The site is located within a medium capacity area for new development. The site is remote from existing employment areas and is not visible, whilst given the scale of the site, topography issues influence the southern element of the site, a public right of way passes through the site, and the site is adjacent to, and includes pockets of ancient woodland which would require buffer zones. A significant improvement in access would be required to serve and open up the overall site whilst access to services/facilities, rail and bus is only adequate at best.	Not Developable	None
117	Glebe Farm, Haywards Heath Road, Balcombe	Balcombe	Balcombe Neighbourhood Plan	Existing	The site forms, in part, an existing area of employment land, currently used as an auction house premises as well as for a woodworking/carpentry business. It contains a mixed B Use Class activities. The existing buildings and structures on site are in a poor condition and of low quality and represent opportunities for re-development and intensification of the employment use. Parking and servicing on site is available although limited and ad hoc in arrangement. Access is taken from Haywards Heath Road. The western portion of the site is greenfield land and would be available for the expansion of employment uses with new development in this location. The previously developed area has a Medium capacity for development while the greenfield portion has a Low capacity to accommodated development due to its location in the High Weald AoNB. The greenfield portion of the site has been allocated in the draft Balcombe Neighbourhood Plan (February 2016) as an appropriate location for B1, B2 or B8 development and this allocation is reflected in the recommendation drawn here for the site. A broadly similar site area was assessed in the MSDC SHLAA (site reference 26/BA/02 and concluded to be potentially developable for residential development in the 11+ years period provided it was allocated in the Neighbourhood Plan and with subject to resolving access issues (access to services by foot and bus facilities), the site's electrical infrastructure and a suitable design of development could be created to respect the AoNB.	Existing - Protect and expand	B1, B2, B8