MID SUSSEX DISTRICT PLAN 2021-2039 EXAMINATION

Matter 7: Sites Added by the draft Main Modifications

Hearing Statement On behalf of Hallam Land

October 2026

INTRODUCTION

1.1 This hearing statement ('statement') is prepared on behalf of Hallam Land ('HL'). HL are promoting development on Land west of Truggers, Handcross ('the Site') which is proposed to be allocated under Policy MM88. A Vision Document prepared for the Site was submitted with HL's representations to the Main Modifications consultation (ID: 17073748/3529/1).

1.2 Within the settlement hierarchy, Handcross is identified as a Medium Village which provides *"essential services for the needs of their own residents and immediate surrounding communities"*. Policy MM88 is the only general market housing allocation proposed in Handcross. As of 1st April 2026, there are 71 total units as commitments in Handcross[1].

1.3 HL support the inclusion of Policy MM88 but requested the wording of the policy is amended to ensure that the required on-site community infrastructure is recognised when determining the need for additional financial contributions.

1.4 As confirmed by IDJB-13, the Local Plan housing requirement has already been examined and is not reopened as part of this hearing[2]. The question for this and other hearing sessions is whether the proposed allocations to meet the requirement are sound, not whether the requirement should be lower.

ISSUE 1: NATIONAL LANDSCAPE GENERAL MATTERS

1.5 The Local Plan is being examined against the September 2023 version of the National Planning Policy Framework ('NPPF'). Policy MM88 involves new housing development within the High Weald National Landscape ('HWNL'). The entirety of Handcross and nearly 50% of the District is within the HWNL.

Paragraph 176

1.6 Paragraph 176[3] affords great weight to conserving and enhancing landscape and scenic beauty in Areas of Outstanding Natural Beauty (now referred to as 'National Landscapes'). The scale and extent of development within these landscapes should be limited. This includes the HWNL.

1 *ENV22 Major Development in the High Weald National Landscape evidence paper, page 78*

2 *IDJB-13 Paragraph 20*

3 *Equivalent to Policy N4: Protected Landscapes in the NPPF August 2026 Version.*

© LRM Planning Limited 2026

1.7 Of the 35 additional sites proposed for allocation, nine are located within the HWNL whilst only three have been classed as major development. This includes Policy MM88. For context, Policy MM88 accounts for only 2.4% of the total additional supply of 4,451 dwellings.

1.8 Paragraph 11(b)(i) of the NPPF allows a plan to provide for less than the assessed housing need where policies protecting National Landscapes provide a strong reason for restricting the overall scale, type or distribution of development. In judging the soundness of MM88 and other proposed allocations in the HWNL, it is necessary to consider whether the effects of development are so significant as to represent a strong reason not to plan to meet housing needs.

1.9 In this regard the NPPG states that the NPPF *"policies for protecting [National Landscapes] may mean that it is not possible to meet objectively assessed needs for development in full through the plan-making process, and they are unlikely to be suitable areas for accommodating unmet needs from adjoining (non-designated) areas"*. That is not a preclusion on such allocations being made, and again, requires consideration of the likely effects. The Local Plan does not solely rely on the National Landscape to meet its unmet housing needs, having regard to a sustainable pattern of development in the context of this District. Instead, its approach is to allocate a small number of sites within the HWNL, where the evidence base identifies that impacts can be limited and appropriately mitigated, whilst meeting the major development test. This is further addressed below.

1.10 Overall, the Local Plan conserves and enhances the HWNL through both its spatial strategy, which directs the majority of development to areas beyond the designated landscape, and through its policy framework, in particular draft Policy DPC4.

Paragraph 177

1.11 Paragraph 177 is directed at determining planning applications. In the instance of proposed allocations, it would be pre-supposed that development would be capable of meeting these requirements. In this sense, paragraph 177 provides a meaningful measure against which to consider proposed allocations.

1.12 ENV22 concludes that the allocation of 105 dwellings on the Site constitutes major development within the HWNL.[4]

1.13 ENV22 assessed each additional site in the HWNL against the major development test. This approach reduces the risk of development proposals not being able to satisfy the requirement. This evidence informed the Main Modifications proposed allocations.

1.14 In relation to MM88, ENV22 concluded that that exceptional circumstances and public interest are capable of being demonstrated at the planning application stage where the proposed scheme will be reviewed again in more detail[5].

1.15 The site-specific requirements of Policy MM88, and other allocations in the HWNL, are also consistent with Policy DPC4 and apply its requirements to the allocated sites. The starting point of course is that the principle of development, in the manner described in Policy MM88, would be acceptable. In applying DPC4, the consideration should be whether the character and appearance of the development is appropriate having regard to National Landscape considerations. These include, but are not limited to, conserving and enhancing the HWNL, following a landscape-led approach and utilising the HWNL Management Plan. The allocation's policy requirements therefore

4 This is supported by an appeal in May 2014 (APP/D3830/A/13/2198213) that concluded two schemes north of Handcross, one for up to 75 dwellings and one up to 90 dwellings, should be regarded as major development within the HWNL. This appeal was allowed subject to conditions, demonstrating that residential development of this scale in Handcross has previously met the exceptional circumstances test.

5 ENV22 Major Development in the High Weald National Landscape evidence paper, page 82, para 5

work together with the Local Plan's wider policy framework for the HWNL. Again, any future planning application would need to comply with both the allocation requirements and Policy DPC4.

Need and the effect on the local economy

1.16 The proposed main modification to Policy DP1 increases the housing requirement to 24,071 dwellings, including 3,753 dwellings towards Crawley's unmet need. There is a clear evidenced, unmet housing need. Failing to meet this requirement has the potential to impact local housing affordability in the housing market area and the undermine the vitality of settlements and the wider area's rural economy.

1.17 Located approximately 4km from the Crawley Borough boundary, Policy MM88 would make an important contribution towards both the District's and Crawley's housing needs, including affordable housing for local residents. This is highlighted in ENV22. As the only proposed general market housing allocation in Handcross, it would also deliver new community infrastructure and investment that support the village's local economy and long-term sustainability.

The cost and scope for developing outside the High Weald National Landscape

1.18 ENV22 considers that the most sustainable way to meet Crawley's need is to locate development as close as possible to where the need is arising. The southern extent of Crawley adjoins Mid Sussex and is enclosed by the HWNL. Some allocations will therefore need to be provided within the HWNL. HL are of the view this constitutes an exceptional circumstance.

1.19 Land outside of the HWNL and the High Weald National Character Area[6] lies predominantly within the south of the District, further from Crawley. This land already accommodates draft allocations in settlements such as Burgess Hill, Hurstpierpoint, Hassocks and Sayers Common. Increasing the scale of those sites would direct development further from Crawley and would not contribute to meeting that settlement's needs.

1.20 There are also areas of land outside the HWNL to the east of Crawley, Copthorne being the main settlement. There is already a major development allocation in this location and an additional proposed allocation at Copthorne (MM69). Again, this demonstrates the extent to which land outside the HWNL has been considered.

1.21 The Council proposes to allocate only those sites which have been assessed against their impacts on the HWNL and have been subject to the paragraph 177 test, in the instance of major development, at the plan-making stage. This includes Policy MM88.

1.22 The Site is located approximately 4km from the Crawley Borough boundary, and has public transport links to Crawley. The allocation of the Site is therefore consistent with the Council's approach of locating development close to Crawley and supports the sustainable development of the District and wider area.

1.23 The Site will also provide for a range of community infrastructure which will benefit the residents of Handcross and surrounding settlements. ENV22 considers such community benefits would only arise alongside development on larger sites, including Policy MM88, which are located within the HWNL. This will support the vitality and viability of the settlements as will the modest increase in population to support existing enterprise.

Effects on the environment and how they can be moderated

6 *Landscape Character Assessment for Mid Sussex (November 2005)*

1.24 The Local Plan policies are aimed at moderating any potential effects on the HWNL. Only three allocations are for major development within the HWNL. Each allocation is required to follow a landscape-led design and be in line with the HWNL Management Plan.

1.25 ENV22 acknowledges that whilst development would result in a degree of change to the Site's landscape and character, potential impacts would be limited given the Site's contained location between existing development and the adjoining woodland which serves to contain the Site. ENV22 concludes that any further impacts on the natural beauty of the HWNL are likely to be localised and can be mitigated through landscape-led design and implementation of the HWNL Management Plan.

ISSUE 2: IMPACT OF POLICY MM88 ON THE NATIONAL LANDSCAPE

1.26 A Landscape Note has been prepared by tor&co in response to the Inspector's agenda items and is included at Appendix 1. It considers the effect of Policy MM88 on the HWNL. Its key findings are summarised below.

1.27 The Site benefits from very strong visual enclosure. It is enclosed by Hoadlands Wood to the north; existing development to the south, woodland, existing development and the A23 to the east; and mature trees and a residential property to the west. The ZTV mapping confirms the Site is very well concealed from views in the wider landscape with limited visibility beyond the immediate village area. Views would be limited to the edges of adjacent development to the south, filtered views from the A23, a small section of pathway adjacent to the western boundary and from a short section of a Public Rights of Way to the east.

1.28 Tranquillity is relatively low due to traffic on the A23 and surrounding road network. The Site adjoins the edge of Handcross, so is influenced by, and has intervisibility with, development along Horsham Road and the residential enclave Truggers. This edge is characterised by various boundary treatments and suburban housing, where the overall character is of a suburban edge rather than a traditional rural settlement.

1.29 A minimum 15m buffer will be required between the development and the ancient woodland[7] to the north in accordance with Natural England guidance. Such a buffer would protect the woodland and its associated flora and fauna. A transitional woodland edge can be provided as sought by the HWNL Management Plan. The three Category A trees within the Site are able to be retained as part of any future development.

1.30 As the is predominantly grazed, semi-improved grassland, it is of low ecological value. A comprehensive green infrastructure network, including new structural planting and woodland buffers, new publicly accessible open space and retention of existing trees and hedgerows, can be provided. This would reinforce and enhance the Site's landscape fabric whilst creating new habitats and improving connectivity and delivering a biodiversity net gain. The planting along the northern boundary would also manage recreational pressure on the ancient woodland.

1.31 Whilst the Site itself does not contain any designated sites of nature conservation interest, there are such interests in the locality. There are two Local Wildlife Sites – one to the north within Hoadlands Wood[8], and one to the south[9], within a kilometre of the Site. Cow Wood and Harry's Wood Site of Special Scientific Interest is some 500m to the east. Any potential impacts on these sites can be

---

7 Standing advice - https://www.gov.uk/guidance/ancient-woodland-ancient-trees-and-veteran-trees-advice-for-making-planning-decisions

8 Darkalley Ghyll & Canadian Valley Ghyll

9 Orange Gill and Homestead Wood

appropriately managed through the design and layout of future development on the Site and would be assessed against relevant planning policies.

1.32 The illustrative layout arranges the houses into three parcels around a central community core. Alongside providing for community infrastructure, the wider proposal has been designed around a multi-functional green infrastructure network, including publicly accessible open space, SuDS, retention of existing landscape features and woodland buffers. The proposed land use arrangements therefore respond directly to the Site's constraints and landscape context, ensuring that development is contained, and any potential impacts on the HWNL are appropriately mitigated.

1.33 Overall, as a result of the Site's high degree of visual enclosure, its suburban edge context, and the proximity to and influence of the A23, it does not form part of the unspoilt rural landscape or a feature in valued views. Whilst the development of the Site would extend the village, it would consolidate its morphology rather than extend or incur into the countryside and would not represent sprawl. The hedgerow boundaries would retain the landscape structure of the Site, and the woodland buffer would strengthen the woodland edge habitat. As ENV22 concludes, any potential impacts are capable of mitigation through landscape-led design.

ISSUE 3: SITE LOCATION

1.34 Paragraph 79 of the 2023 NPPF states that housing should be located where it will enhance or maintain the vitality of rural communities, and that policies should identify opportunities for villages to grow and thrive, especially where this will support local services. Policy MM88 is consistent with this direction.

1.35 Due to the Site's proximity to High Street, it is located within approximately 800m / 10-minute walking distance of essential local services including local retail and services, healthcare and community facilities and Handcross Primary School (refer to F.05 of the Vision Document). There are also higher order facilities conveniently located at Crawley. A full schedule of local services in proximity to the Site is attached at Appendix 2.

1.36 There are two local bus stops located along Horsham Road with the closest stop located approximately 40m from the Site. One stop is served by service 273 which runs hourly through the weekdays between Crawley Bus Station and Brighton. The stops are also served by route 1 (Handcross – Horsham), 2 (Pease Pottage – Burgess Hill) and 4 (Pease Pottage – Horsham) which run on specific days throughout the week. The High Street bus stop is also served by the local school bus route (service 633) which provides direct connections to Horsham schools.

1.37 Handcross benefits from being adjacent to the A23 which provides connections to Haywards Heath and Burgess Hill, both tier-one settlements. This connection, alongside the public transport links, provides access to further employment, education, healthcare, retail and leisure facilities and amenities above the essential services provided in Handcross.

1.38 Policy MM88 intends that the development provide a range of community infrastructure including a community hall, bowling green, allotments, public open space and a play area. These facilities would replace, rather than duplicate, existing provision. The existing Parish Hall off High Street is in a poor state of repair and requires regenerating or replacing. Planning permission has also previously been granted for 12 dwellings on the land which the hall is currently located, on the basis that it would be relocated (ref. 12/04033/OUT).

1.39 These new facilities would be within walking distance of High Street and would benefit both existing and future residents to help create a balanced and sustainable community. This level of community infrastructure also aligns with the characteristics and function of Handcross as a Medium Village within the settlement hierarchy.

1.40 Overall, the Site is well connected to essential local services within Handcross, and also to larger urban areas including an hourly weekday service to Crawley. By supporting the long-term viability of local businesses and services, and delivering new community facilities, the allocation would enable Handcross to grow and thrive in line with its function as a Medium Village and Paragraph 79.

SUMMARY

1.41 HL support the allocation of the Site under Policy MM88 and consider the Local Plan, with Policy MM88, to be sound.

1.42 The Local Plan limits the scale and extent of development within the HWNL in accordance with paragraph 176 of the NPPF. Only three of the additional allocations constitute major development within the designation, each of which has been subject to the paragraph 177 test at the plan-making stage and is consistent with draft Policy DPC4.

1.43 There is a clear and evidenced need to increase the supply in the plan area to meet Crawley's unmet need. Meeting need close to where it arises is an important planning principle. Policy MM88 would contribute towards this need, deliver affordable housing and new community infrastructure, and support the vitality of Handcross.

1.44 New development in a National Landscape is not prohibited, rather it requires careful consideration in the context of the established development needs. In this instance, the Site is visually well contained, and ENV22 and the Landscape Note confirm that any effects on the HWNL would be localised and can be mitigated through a landscape-led design. The Site is also well located in relation to local services and public transport.

1.45 HL therefore consider that exceptional circumstances exist and that the allocation is in the public interest.

Owen Jones
LRM Planning

Appendix 1 Landscape Note prepared by tor&co

Site MM88
Land West of Truggers, Handcross

Report providing responses to landscape-related questions raised by the Inspector in the agenda for Matter 7 continued: sites added by the Main Modifications.

Hallam Land
October 2026

tor &co

torandco.com

Hallam Land appointed tor&co in October 2026 to provide landscape advice to inform the response to the Mid-Sussex Local Plan Inspector's request for information relating to specific impacts on the High Weald National Landscape arising from the proposals for residential development at Land West of Truggers, Handcross. The specific landscape-related points are:

- Degree of wider visibility/sense of enclosure;
- Existing urbanising influences;
- Effects on ancient woodland and protected trees;
- Effects on wildlife;
- The proposed land use arrangement including open space and buffering.

This report takes each of these subjects in turn and provides comment and evidence and professional opinion where relevant. This report was prepared by Paul Warren, CMLI; BA Hons (Landscape), Dip LA (Landscape Architecture), a technical director at tor&co, who has over 35 years' experience in landscape planning, landscape and visual impact assessment and landscape character assessment. He also carried out the site studies and site visit.

Landscape studies have included desktop studies of relevant documents including Mid-Sussex's site selection reports, landscape character assessments and The High Weald Management Plan. Studies of potential visibility have been informed by zone of theoretical visibility (ZTV) modelling based on a 9m height development, which is representative of two-storey residential development with an allowance for site level changes of up to 1m.

1.1 Degree of wider visibility/sense of enclosure

Site visual enclosure

The site comprises three fields in a stepped arrangement, enclosed to the north by Hoadlands Wood (Ancient Woodland) a mature area of mainly deciduous woodland.

The site is enclosed to the south and east by development in the south western part of Handcross on both sides of the Horsham road.

Development at Truggers encloses most of the eastern part of site except for the north-eastern field which is enclosed to the east by maturing wooded belts, the A23 and development and trees east of the A23.

It is substantially enclosed to the west, with a detached property and mature trees along the access road to the Hyde Estate restricting intervisibility with, and providing a strong edge to, the landscape to the west.

Zone of Visual Influence modelling

Although the enclosure provided by woodland and development in the immediate locality is effective in minimising intervisibility; to inform the understanding of potential wider visibility, zone of theoretical visibility (ZTV) mapping based on a development of two storey houses (9m) has been prepared. This is shown in Figure 1 of this report.

The ZTV mapping confirms the site appears to be very well concealed from views in the wider landscape. The mapping confirms visibility from the edges of adjacent residential development to the south, from the section of Horsham Road adjacent to the site's south western extremity and from the M23 and slip roads.

Pockets of potential visibility are indicated from within the Hyde Estate but no publicly accessible parts except for a very limited section of permissive path close to the western end

of the site, and limited potential visibility from a section of the permissive path in the north east of the estate close to the access road that crosses the A23.
Potential visibility is indicated for the area around the confluence of PRoWs 1704, 2794 and 3572, where there is a distinct ridge of high ground, 2km north west of the site.

In all other directions, the ZTV shows no further visibility beyond the immediate village area.

Verification of visibility mapping

The ZTV mapping has been verified from site visits, which also add to the understanding of potential visibility and the landscape context of the site and surrounding area.

The site visit confirmed the following points relating to potential visibility:

- The site is indeed very well visually enclosed by vegetation and development to the extent that the field area is only appreciably visible from the adjacent properties, a short section of the permissive path to the immediate west of the site and glimpses of the fields and associated trees seen from the B2110 and Truggers, through some gaps between houses.

- In views from the ridge and PROWs 1704, 2794 and 3572, the woodland within the Hyde Estate intervenes in views towards the site and no development at Handcross is visible, except for the telecommunications mast adjacent to the southbound services of the A23. The proposals would not be perceptible from these viewpoints.

- The proposals would not be perceptible from viewpoints along the north-east section of the permissive path through Hyde Estate due to intervening vegetation.

- Due to the density of vegetation and development intervening in views, visibility from PRoWS 3S and 7S will be was restricted to a short section of 3S as it joins the B2110, where the site trees are visible in a gap between houses.

- The ZTV mapping suggested small pockets of visibility from the A23 corridor and development in the area of Handcross east of the A23, opposite the site. From ground truthing it can be concluded that whilst there may be filtered views from some west facing properties at Handcross, there is much intervening vegetation, and any views currently experience views of other adjacent development and the A23 corridor. Access to the A23 is restricted and so views from the road have not been verified.

In summary, there is very strong visual enclosure to the site. Clearest views are from private properties not publicly accessible.

Publicly accessible views of the proposals in the surrounding area will be restricted to the following:

- A limited section of the permissive path immediately west of the site - in which houses could potentially be seen, albeit restricted by the existing hedgerow and additional planting on the western boundary.

- From the B2110, mainly through the gap in the existing hedge due to the proposed vehicle access but also glimpses from the B2110 through occasional gaps between dwellings.

- From the road and open space serving Truggers through occasional gaps between dwellings.

- A very short section of PRoW 3S at its junction with the B2110.

- Potential filtered visibility from a short section of the A23 corridor adjacent to the site where the plantation and roadside vegetation already provides a good level of screening.

There is no identified visibility of the site in the wider landscape.

1.2 Existing urbanising influences;

The site is adjacent to the existing edge of Handcross and so is influenced by, and has intervisibility with, development alongside Horsham Road and at Truggers. The development overlooking the site presents a very varied appearance, from bare fencing to vegetated boundaries but the overall character is of a suburban edge rather than the edge of a traditional rural settlement. This suburban element to the character is reinforced by the mainly suburban form of the existing houses.

The site does have some detracting elements in the form of power lines, but these are relatively minor urbanising elements.

Tranquillity is relatively low, with the busy A23 corridor and slip roads a short distance to the east of the site, Horsham Road is a relatively busy route and so there is also a degree of urbanising influence from traffic sight and sound of vehicles using the roads.

1.3 Effects on ancient woodland and protected tree;

The proposals will not remove or encroach on the ancient woodland, and the statutory 15m buffer required will be an integral element of the site layout as shown in the vision document. The ecology strategy will include establishing species rich grassland and scrub in the buffer area to enhance the biodiversity of the woodland edge. Additional measures to protect the ancient woodland will be considered and developed as part of the planning process. Individual trees elsewhere on the site will be retained, protected and integrated into green space within the development. There are also trees outside of, but adjacent to the site, including a tree preservation order on the tree at the rear of The Royal Oak (Tamasha Restaurant). The development will respect its setting and protect its root protection zone as demonstrated in the vision document.

1.4 Effects on wildlife;

Current baseline ecology

The most detailed ecology information currently is the Ecological Appraisal prepared by FPCR in 2017 based on a December 2016 Phase 1 Habitat Survey. In the intervening period, land management within and adjoining the site has not altered to any material extent. More recent site visits indicate that the site continues to have a similar baseline ecology. Whilst in the context of a planning application further survey work is needed to assess potential impacts and inform mitigation measures.

The predominant habitat on site is semi-improved grassland; commonly this offers limited foraging opportunities for species such as invertebrates, mammals and certain bird species.

Trees are a valuable wildlife asset and there are a three mature oak and an ash within the field areas with other mature trees just beyond the site boundary. The development proposals would follow the arboricultural advice on avoiding/minimising effects on root protection areas.

There are two hedgerows, H2 on part of the boundary with Horsham Road described as of moderate ecological value, the other H1 on part of the western boundary of low value.

The ancient woodland immediately north of most of the northern boundary is a key habitat.

Potential effect of development on habitats

The site design is at a very early stage, with the best indication of a landscape and biodiversity strategy outlined by the vision document informed by the arboricultural and ecology reports prepared to promote the site. The ecology report also includes specific mitigation measures.

Whilst much of the semi-improved grassland which extends over most of the site would be removed by the development, the enhancements to the retained grassland areas would provide much more valuable habitat. This would include the grassland within the minimum 15m buffer to the ancient woodland as statutorily required, grassland on peripheral areas, around retained tree/root protection zones and open spaces.

The ecology report suggests mitigation measures as part of the landscape proposals which would be included in the proposals. In addition to the grassland enhancements, other key elements include use of appropriate native planting to enhance habitat for birds and invertebrates; appropriate species to provide habitat for urban/suburban wildlife; design of

attenuation measures to maximise their biodiversity value and use of hedgehog and amphibian holes in fencing to enable connectivity.

1.5 The proposed land use arrangement including open space and buffering.

The constraints and opportunities plan on page 19 of the vision document provides an initial option for the potential arrangement of development and open space. However, it remains an illustrative and preliminary proposal.

Locations for the areas relating to the ancient woodland buffer, root protection zones, A23 noise buffer and optimum locations for flood attenuation features are determined by site constraints, performance requirements and levels but other open space provision may be subject to change as the design process progresses.

Open space provision types and quantums will be based on the requirements set out in the Mid Sussex Development Infrastructure and Contributions SPD July 2018, Appendix 2 (or any more recent document at the time of a planning application). For play provision, Mid Sussex uses the guidelines set out within the Guidance for Outdoor Sport and Play of the National Playing Fields Association (2015). There is an updated version of this guidance and as part of the planning process the developer will agree provision and contributions with Mid Sussex District Council during the planning application process.

Site boundary

3km study area

Public rights of way

Permissive path through Hyde Estate

ZTV (9m)

Notes/Revision

Handcross

0m 1500 m

N

Figure L1: Zone of theoretical visibility

Status:	Drawn by:	Checked by:
	JC	PW
Project number:	Scale @A3:	Date created:
	1:25,000	2026/10/16
Drawing number:		Revision:
TOR-V001		-

Contains OS data © Crown copyright 2026
Copyright tor&co, 2026

tor &co

Everdene House
Deansleigh Road
Bournemouth BH7 7DU

0202 3664 6755
enquiries@torandco.com
torandco.com

Appendix 2. Schedule of local services and facilities within proximity to Land west of Truggers, Handcross

CATEGORY	FACILITY	DESCRIPTION	LOCATION	DISTANCE (M) CROW FLY
Retail	BP Handcross	Petrol station with shop, café, ATM, EV charging, InPost locker	A23 southbound, RH17 6BL	135
Retail	Nowadays Budgens	Supermarket	1, 2 & 3, Caffyns Row, 16 High Street, RH17 6BJ	190
Retail	And So To Bed - Handcross	Furniture store	Dorset House, High Street, RH17 6BJ	200
Retail	Ashfield Kitchens	Kitchen furniture store	Ashfield Kitchens, Brighton Rd, RH17 6BZ	200
Retail	Handcross News	Convenience store / newsagent, parcel services	High Street, RH17 6BJ	210
Retail	Church's Florist	Florist	Batchelors Buildings, High Street, RH17 6BJ	220
Retail	Peter Samuel Stone Flooring	Flooring contractor	Redburn, High Street, RH17 6BN	230
Retail	Handcross Hardware & Craft	Hardware and craft store	High Street, RH17 6BL	250
Retail	Handcross Butchers	Butcher	High Street, RH17 6BN	260
Retail	Nymans Gift and Plant Shop	Shop and plant store	Nymans, RH17 6EA	335
Retail	The Yard	Garden centre	Brighton Rd, RH17 6BZ	350
Retail (services)	The She Shed	Hair and beauty	Truggers, RH17 6DY	25
Retail (services)	Aaron Russell	Barber	High Street, RH17 6BW	185
Retail (services)	Bellamie Hair Studio	Hair salon	Batchelors Buildings, High Street, RH17 6BJ	220

Food and drink	Tamasha	Indian restaurant and takeaway	Horsham Road, RH17 6DJ	30
Food and drink	Red Lion	Pub and restaurant	High Street, RH17 6BP	160
Food and drink	JO.CO Café	Café	The Forge Garage, High Street, RH17 6BJ	190
Food and drink	Fab's Artisan Pizzas	Pizza takeaway	Recreation Ground car park, RH17 6BJ	320
Food and drink	Nymans Café	Café	Nymans, RH17 6EA	420
Social and community	Handcross Baptist Chapel	Place of worship	High Street, RH17 6BJ	160
Social and community	All Saints Church	Place of worship	Horsham Road, RH17 6DF	175
Social and community	Coos Lane Play Area	Children's play area	Coos Lane, RH17 6DN	175
Social and community	Handcross Bowls Club	Sports club	High Street, RH17 6BJ	180
Social and community	Handcross Parish Hall	Village hall and hire venue	High Street, RH17 6BJ	230
Social and community	Handcross Recreation Ground and Playground	Playing field, children's play area	Off High Street, RH17 6DU	240
Social and community	Nymans (National Trust)	National Trust garden and house	RH17 6EB	700
Social and community	Ultimate Activity Camps	Holiday activity camps	London Road, RH17 6HF	890
Social and community	St Mary's Church, Slaugham	Place of worship	Staplefield Road, Slaugham, RH17 6AQ	1,440
Education	Handcross Primary School	Primary school	London Road, RH17 6HB	575
Education	Brighton College Prep Handcross	Independent co-educational prep school	London Road, RH17 6HF	890

Health	Fountain Therapies Homeopathy & Wellness Centre	Wellness centre	4, Fountain Mews, High St, Handcross, Haywards Heath RH17 6BH	325
Health	Ouse Valley Practice	GP surgery	London Road, RH17 6HB	465
Transport	Bus stop – The Royal Oak	Services 1, 2, 4	Horsham Road	40
Transport	Bus stop – Handcross, adjacent to Truggers	Services 1, 2, 4, 273	Horsham Road	180
Transport	Bus stop – Handcross High Street	Services 1, 2, 3, 4, 6, 271, 273	High Street	240
Transport	Bus stop – Handcross Primary School	Services 4, 6, 271, 273	London Road	750

Source: Google October 2026