

Ansty and Staplefield – Assessed Sites

Site Reference:	160 (AS/05)	Parish	AS	Ward	
Site location	Land in Valebridge Road, Burgess Hill				
Site use(s):	U022 - Un-Managed Forest	U071 - Dwellings			
Gross site area	0.64 hectares				
Site Suitable:	✘	The south/central part of the site has medium landscape suitability. The site's role as part of the buffer between the settlement and the railway line and nature reserve makes it sensitive to the full development. Limited development in the centre of the site, preserving trees around the west, north and eastern boundaries would limit adverse impact. Access to the site would be required from the south end of the site and it is unclear if a suitable access exists. Whilst in landscape terms limited development could be suitable, overall the site is not considered suitable. The site is heavily wooded with blanket TPO coverage with access and highway issues. Site clearly contributes towards the semi-rural nature of this area and clearly delineates the boundary between the built form of Burgess Hill and the gap between Burgess Hill and Haywards Heath - albeit on one side of the road only. The site is located close to local facilities and a good public transport connections. May act as a visual and noise buffer between the mainline railway and the existing houses. Development of this site may be severely affected by noise from the railway and would push development unacceptably northwards on this side of the road.			
Site Available:	✓	Promoted through Small Scale Housing Allocation Document through to examination.			
Site Achievable:	✓	Located in attractive semi-rural residential area. Should site come forward for development, market price and demand likely to reflect these factors.			
Constraints / Action required:	Site would require allocation through relevant Neighbourhood Plan or DPD. Full tree coverage with Tree Preservation Orders requires a Tree Survey. Assessment of noise pollution from railway. Currently no access onto the site and no footway on the west side of Valebridge Road.				
Net developable area (ha):	0.64	Proposed site density (dph): 1 Lower- 30			
Deliverable (1-5 years)	✘	0	Dwellings		
Developable (6-10 years)	✘	0	Dwellings		
Developable (11 years +)	✘	0	Dwellings		
Not Currently developable	✓				
Overall Conclusion	Notwithstanding the sustainable location in relation to the settlement boundary and nearby facilities, the site is heavily wooded with blanket protection from Tree Preservation Orders. This woodland may also form an important noise and visual barrier for surrounding houses. Development here would extend the built-up form of Burgess Hill north towards Haywards Heath. It is unclear if suitable access to the site can be achieved whilst maintaining the trees on the site.				

Site Reference:	496 (AS/19)	Parish	AS	Ward	
Site location	Land south of Rocky Lane & to the west of Weald Rise and Fox Hill Village, Haywards Heath				
Site use(s):	U011 - Agriculture	U022 - Un-Managed Forest			
Gross site area	13.51 hectares				
Site Suitable:	✓	The northern part of the site has low-medium landscape suitability for development. The north-western field and the area to the west of the PRow could be considered to have lower level of sensitivity due to proximity to recent development. The remainder of the site is considered to have low landscape suitability for development. Whilst development in this area would not extend the approved settlement edge further southwards the landscape has character in its own right, and a distinct form in which development in the southern area in particular would be intrusive (LUC Assessment). Access to this site would require a coordinated approach with allocated Site 485 and/or Site 94 and connected to Haywards Heath Relief Road. Large areas of Ancient Woodland within site and Flood Zone 3 watercourse to the southern boundary limit the developable area. Site located within the gap between Haywards Heath and Burgess Hill although within a recess of the built-up area boundary and with strong visual boundaries creating minimal impact on the separate identity of the settlements.			
Site Available:	✓	Proponent states site is available within 5 years.			
Site Achievable:	✓	Site is located in an attractive edge of town area. Market price and demand for houses will reflect this and so this site is considered viable.			
Constraints / Action required:	Site would require allocation in the relevant Neighbourhood Plan or DPD. Ancient Woodland and Flood Zone need to be buffered. Archaeological/ historical/ historic landscape desk-based and field assessment needed with appropriate mitigation.				
Net developable area (ha): 5		Proposed site density (dph): 1 Lower- 30			
Deliverable (1-5 years)	✗	0	Dwellings		
Developable (6-10 years)	✓	100	Dwellings		
Developable (11 years +)	✗	50	Dwellings		
Not Currently developable	✗				
Overall Conclusion	The northern part of the site has landscape capacity for medium level of development. The southern part of the site has low landscape suitability for development. Relatively sustainable location although lacks independent road access unless developed alongside Sites 94 and/or 485 and connected to Haywards Heath Relief Road. Site allocated in the Submission Neighbourhood Plan (Haywards Heath).				

Site Reference:	556 (AS/17)	Parish	AS	Ward	
Site location	Land east of Borde Hill Lane, Haywards Heath				
Site use(s):	U011 - Agriculture				
Gross site area	8.53 hectares				
Site Suitable:	x	The central and lower parts of this site are considered to have a low suitability for development, representing the greatest intrusion into the rural area. There are three parts of the site that have some landscape suitability for development. The area to the rear of Orchard Way has low-medium landscape capacity. The hedgerow to the north-west of the area would act as a settlement edge. However, there is no access to the part of the site without the loss of a property. The area fronting Balcombe Road to the north of no. 40 and Buntinghill, Borde Hill land have low-medium landscape suitability, with the gap between the houses being infilled. Some screening and planting would be desirable to soften the urban edge and avoid joining town to the hamlets of houses north along Borde Hill Lane. Any significant visibility from the Borde Hill estate would add to sensitivity (LUC Assessment). The development of this site as a whole would bring housing down this natural slope and open up the town to views from the north. It would damage the visual quality of the river valley, which has rural character, as viewed from the north and create an incursion into the countryside. This indicates that housing development would be damaging to the landscape. Development of the two areas fronting Borde Hill Lane/ Balcombe Road would also create the ribbon development, resulting in further isolated pockets of development. There is also a lack of defensible boundaries to these areas which are likely to result in pressure to develop the whole site.			
Site Available:	✓	Site submitted by Agent of landowner, although no details given. Stated intention to bring site forward for development in years 3-6 of the plan period.			
Site Achievable:	✓	Greenfield site in attractive landscape on the edge of Haywards Heath would make this an attractive location for prospective purchasers and likely to be viable for developers.			
Constraints / Action required:	Would require allocation through relevant Neighbourhood Plan or DPD. Potentially severe access and highway safety issues in the vicinity of Borde Hill Lane and Hanlye Lane.				
Net developable area (ha): 8.5		Proposed site density (dph): 1 Lower- 30			
Deliverable (1-5 years)	x	0	Dwellings		
Developable (6-10 years)	x	0	Dwellings		
Developable (11 years +)	x	0	Dwellings		
Not Currently developable	✓				
Overall Conclusion	This site is not considered suitable as it would be remote from services and facilities of the existing town and would breach a natural boundary to the town causing a detrimental impact on the landscape of the area. It would damage the visual quality of the river valley as viewed from the north and create an incursion into the countryside. Borde Hill Lane has local highway safety issues, which may be exacerbated by development.				

Site Reference:	576 (AS/03)	Parish	AS	Ward	
Site location	Land at Ansty Farm, Cuckfield Road, Ansty.				
Site use(s):	U011 - Agriculture				
Gross site area	3.5 hectares				
Site Suitable:	x	Formed of two land parcels: 2.3ha and 0.7ha respectively to the north and south of the village boundary to the east of Cuckfield Road. The parcels are unconstrained by environmental designations. However, the northern parcel is 2 metres higher than the A272 Cuckfield Road making access arrangements difficult and development would be visually prominent as viewed from the road. The main impact of developing these sites will be on the character of Ansty and the visual amenity of the landscape. The boundaries of both parcels are apparently arbitrary with no existing features, defensible boundaries or visual screening in place leaving them very exposed to wider views. The northern parcel is clearly visible from Cuckfield and open to views from the north and east. The slope of this site away from Ansty to the northeast does not relate well to the village and would open up views of the settlement to the wider landscape. It is difficult to see how development on this site would relate to the village: access onto the A272 / Cuckfield Road would be difficult to achieve with the significant change in levels. Pedestrian access would need to feed onto the existing public footpath (62CR) to the south as there is no pavement on the east side of the A272. The northern parcel is therefore considered unsuitable for development on the basis of its highly prominent and visually detrimental position in the landscape and lack of enclosure or topographical relationship to Ansty. The southern parcel suffers from the same issues in that it lacks defensible boundary screening at its far side, is highly visible within the wider landscape from the south and would unacceptably and unnecessarily extend the settlement boundary of the village in a linear fashion to the southeast, away from the centre. The site is considered unsuitable in combination and in its separate parts.			
Site Available:	✓	Site in two parts (2.3ha and 0.7ha respectively) submitted to District Plan consultation and Neighbourhood Plan process for consideration for housing. Land controlled by a partnership with coordination from an agent. No proposal or timescale has been put forward by proponent. Therefore considered available in the longer term.			
Site Achievable:	x	The attractive edge of settlement location is likely to be reflected in the market demand and price is likely to reflect this. However, it is considered that access arrangements are a severe constraint and this site is unachievable until the proponent can demonstrate successful access proposals.			
Constraints / Action required:	Would require allocation in a Neighbourhood Plan or DPD. Visual amenity of wider landscape likely to be harmed by development on these two land parcels without existing screening or boundaries. Poor relationship to Ansty and would cause unsustainable linear expansion of the village.				
Net developable area (ha):	3.0		Proposed site density (dph): 1 Lower- 30		
Deliverable (1-5 years)	x	0	Dwellings		
Developable (6-10 years)	x	0	Dwellings		
Developable (11 years +)	x	0	Dwellings		
Not Currently developable	✓				
Overall Conclusion	This site is formed of two parcels to the northeast and southeast of the village. Both parcels are considered unsuitable for development on the basis of their highly prominent and visually detrimental position in the landscape and lack of enclosure or topographical relationship to Ansty. Development would cause detrimental visual impact on the wider landscapes and would extend the settlement boundary of Ansty along Cuckfield Road in both directions in a linear fashion, away from the village centre. They are therefore not considered to be sustainable and would harm the character of the village and the area.				

Site Reference:	596 (AS/16)	Parish	AS	Ward	
Site location	Tanyards Field, Tanyard Lane, Staplefield				
Site use(s):	U0131 - Unused Land				
Gross site area	hectares				
Site Suitable:	✘	<p>The site is considered to have a low landscape suitability for strategic development due its small size. Site is sensitive due to location within the AONB and proximity to attractive conservation area. A single dwelling development of high quality reflecting surrounding dispersed open grain would be appropriate. (LUC Assessment). Site has been assessed as a rural exception site for 100% affordable housing, for 6 or more units in accordance with the SHLAA methodology. The proposed site is located within a larger field boundary with no immediate defensible boundaries to the west or south which could put pressure on wider parts of this land holding to be developed. The wider site has established boundaries and topography that slopes gently southwards, facing away from further viewsheds and would have minimal landscape impacts. There is built development beyond the wider site's east, west and southern boundaries, part of the Staplefield Conservation Area. Development of the site would require the removal of trees and hedgerow fronting Tanyard Lane to create a suitable access point directly onto Tanyard Lane and possibly vehicle passing points given width of road. The landowner has stated that the access could be relocated to overcome this issue. Proposed development yield would be high density (40 dph). It is considered that development would be out of character with the surrounding Conservation Area which is verdant and consists of low density housing based on large plot sizes. Site is therefore considered not suitable for development given its likely impact upon the setting and character of the Staplefield Conservation Area.</p>			
Site Available:	✓	Site submitted by owner therefore available for development.			
Site Achievable:	✓	Considered achievable subject to Housing Association interest in bringing site forward.			
Constraints / Action required:	Would need housing association support for its development. Would need to have strong defensible boundaries in place to limit further expansion.				
Net developable area (ha):		Proposed site density (dph): 1 Lower- 30			
Deliverable (1-5 years)	✘	0	Dwellings		
Developable (6-10 years)	✘	0	Dwellings		
Developable (11 years +)	✘	0	Dwellings		
Not Currently developable	✓				
Overall Conclusion	<p>Site assessed as a rural exception site for 100% affordable housing. Relatively enclosed to wider viewsheds by the wider site's established boundaries and topography that slopes gently southwards. The site has low landscape suitability for strategic development due to its small size. Site is sensitive due to location within AONB. It is considered that the development of this would impact upon the character and setting of the Staplefield Conservation Area.</p>				

Site Reference:	626 (AS/06)	Parish	AS	Ward	
Site location	Land south of Barn Cottage, Cuckfield Road, Ansty				
Site use(s):	U0131 - Unused Land				
Gross site area	0.56 hectares				
Site Suitable:	✓	<p>The site has a medium landscape suitability for development. It would be important to protect the mature trees on the site frontage and other boundaries, which limits scope for built development on or near the road boundary. (LUC Assessment). This site lies adjacent to the centre of Ansty. In this sense it is in a relatively sustainable location locally, although is still considered remote from key services and facilities. The site is unconstrained by physical or environmental limitations and is defined by a historical and unchanged field pattern which is characteristic of the immediate vicinity. The ground is flat and at the near-same level as the road. Existing access onto Cuckfield Road is shared with Barn Cottage and appears to be suitable subject to County Council approval. The nearest residential property is connected to the proponent and so development of this site is unlikely to have a significant impact on residential amenity although North Cottages to the south of the boundary may experience some impact from development in the south area of the site. This historic field boundary will also provide visual containment and prevent future incremental expansion. The main impact is likely to be on the character of the area as Ansty is a small village. However, the immediate vicinity contains several newer homes and a petrol station and car garage. Notwithstanding the relatively unsustainable location of the village in general, a small, low density and well contained development on this site is considered to have positive development potential, especially to serve local housing need, subject to sufficient visual mitigation.</p>			
Site Available:	✓	Site allocated in emergin Neighbourhood Plan and therefore considered available.			
Site Achievable:	✓	Unconstrained greenfield land with good access to road frontages and in a desirable location. Market demand likely to be high for housing in this area and so the site is considered to be viable and achievable.			
Constraints / Action required:	Site is located outside of the defined settlement boundary and so allocation in a Neighbourhood Plan is required prior to development. Enhanced boundary treatment needed to protect from wider landscape impacts - particularly to south. Visual and residential impacts on the historic and attractive North Cottages should be mitigated. Character and form would need to be appropriate to the adjacent dwellings, rather than denser, linear development.				
Net developable area (ha): 0.27		Proposed site density (dph): 1 Lower- 30			
Deliverable (1-5 years)	✗	0	Dwellings		
Developable (6-10 years)	✓	8	Dwellings		
Developable (11 years +)	✗	0	Dwellings		
Not Currently developable	✗				
Overall Conclusion	<p>This site benefits from very few physical or environmental constraints. An existing access onto Cuckfield Road should provide suitable vehicular servicing and the ground is flat and level. Neighbouring amenity should be preserved. Views to and from the wider landscape of this well enclosed site are minimal. The site is adjacent to the centre of the village and so is in one of the most sustainable parts of Ansty for pedestrians and would not extend the village boundary further into the countryside in a linear fashion. The owner has expressed an interest in making this site available for development in the longer term, although the site is considered deliverable in the medium term subject to the necessary mitigation and allocation in a Neighbourhood Plan (because the site is outside of the settlement boundary). Site allocated in Submission Neighbourhood Plan.</p>				

Site Reference:	629 (AS/09)	Parish	AS	Ward	
Site location	Land at Bolney Road, Ansty				
Site use(s):	U011 - Agriculture	U022 - Un-Managed Forest			
Gross site area	2.27 hectares				
Site Suitable:	✓	<p>This site extends for over 300m along Bolney Road from the centre of Ansty near the junction with Cuckfield Road to the village's southwestern extremity. In this sense the northern-most part of the site is in a relatively sustainable location local to the village centre. However, the southern area would extend potentially a large amount of housing to the south away from the village centre and overall the site is still considered remote from higher-order key services and facilities. The entire site is flat although set at 2 metres above the ground level of Bolney Road / A272. This will make access arrangements difficult and will make development here visually prominent from the road, neighbouring properties to the east and wider landscape. West Sussex County Council also owns a freehold ransom strip along most of the boundary with Bolney Road meaning access could be limited to a specific point. The site area is defined by a historical and unchanged field pattern which is characteristic of the immediate vicinity. The boundaries of this site are weak in terms of screening with only young trees and bushes indicating that development would have a detrimental visual impact on the wider landscape. A public footpath (70CR) runs along the entire southern boundary between Bolney Road and Cuckfield Road and the character and perception of the village and surroundings as viewed from the length of this rural path could be fundamentally altered by development of this site; notwithstanding that views from the wider landscape are contained by a stronger boundary 200m to the south. Larger-scale residential development with a single point access onto the very busy Bolney Road / A272 may have traffic implications so advice should be sought from the County Council. The main impacts are likely to be on the character of the area as Ansty is a smaller village, visual prominence within the landscape due to a lack of mature landscape screening and outlook as perceived by neighbours to the west. When considered as a whole the site is not considered suitable for development, however 0.52 hectares of the site is allocated in the Submission Ansty and Staplefield Neighbourhood Plan.</p>			
Site Available:	✓	Land is in single ownership with an expressed interest to develop. No timescales provided by landowner so considered developable in the longer term.			
Site Achievable:	✓	The attractive edge of settlement location is likely to be reflected in the market demand and price is likely to reflect this. However, significant works would be required to access the site which may increase the cost of developing the site.			
Constraints / Action required:	Would require allocation in a Neighbourhood Plan or DPD. Severe access constraints given the 2 metre difference in levels between the Bolney Road/A272 and site. West Sussex County Council ransom strip along most of western boundary with Bolney Road. Visual landscape impacts to the south. Scale of whole site may not be in character with the area. Consider subdividing.				
Net developable area (ha):	0.52	Proposed site density (dph): 1 Lower- 30			
Deliverable (1-5 years)	✗	0	Dwellings		
Developable (6-10 years)	✓	18	Dwellings		
Developable (11 years +)	✗	0	Dwellings		
Not Currently developable	✗				
Overall Conclusion	<p>This site, as a whole, is considered to be unsuitable for development due to its unmitigated visual prominence in the landscape and significantly higher level than the properties across the Bolney Road. Development here would fundamentally change the character and appearance of Ansty village as approached north along the A272 and from the public footpath to the southern boundary. However, a smaller part of the site is allocated for development in the Submission Neighbourhood Plan, this would have a more limited impact on the character and appearance of the wider area.</p>				

Site Reference:	630 (AS/10)	Parish	AS	Ward	
Site location	Land at Little Orchard, Cuckfield Road, Ansty				
Site use(s):	U022 - Un-Managed Forest	U0131 - Unused Land			
Gross site area	0.8 hectares				
Site Suitable:	×	This site is split into two sites, a small parcel against Cuckfield Road and a larger parcel to the rear of Little Orchard. The two parcels are located at the southern-most extremity of the village away from the centre and are also considered remote from key services and facilities. The larger parcel does not appear to have any potential for vehicular access arrangements except through the curtilage of the Little Orchard dwelling or across third party land. Proposal submitted with suggestion of combining this area with Site:576. However, this site has substantial tree cover which may not be desirable to remove given the availability of clear land for housing in the immediate vicinity (Site:576) and so this is not considered to be suitable in isolation or necessary in combination. The impact of development here would be to unsustainably extend the developed area of the village further to the south east away from the centre with potential impacts on the wider landscape. The nearest residential property is connected to the proponent and so development of this site is unlikely to have a significant impact on residential amenity of neighbours. The smaller parcel is too small to accommodate residential development. This site is unsuitable for development.			
Site Available:	✓	Submitted by landowner for housing assessment. Considered available for development.			
Site Achievable:	×	The attractive edge of settlement location is likely to be reflected in the market demand and price is likely to reflect this. However, the majority of this site does not have any apparent access to a road-frontage. Access over third-party land would demand a high value and would likely make a small site such as this financially unviable.			
Constraints / Action required:	Would require allocation through the Neighbourhood Plan or DPD. The site cannot be accessed from the road without third party land. Existing tree cover. Small and detached nature of the site. Extends boundary of settlement southeast into the countryside with potential impacts on the visual amenity of the landscape.				
Net developable area (ha):		Proposed site density (dph):			
Deliverable (1-5 years)	×	0	Dwellings		
Developable (6-10 years)	×	0	Dwellings		
Developable (11 years +)	×	0	Dwellings		
Not Currently developable	✓				
Overall Conclusion	Development of this site would unsustainably extend the settlement boundary of Ansty to the south in a linear fashion, away from the village centre. The bulk of the site cannot be accessed without third party land.				

Site Reference:	631 (AS/11)	Parish	AS	Ward	
Site location	Challoners, Cuckfield Road, Ansty				
Site use(s):	U0131 - Unused Land	U071 - Dwellings			
Gross site area	0.76 hectares				
Site Suitable:	✓	<p>The area fronting the road has low - medium landscape suitability for development. The loss of Challoners House would be an adverse impact on the character of the area, more so if it were replaced by new dwellings rather than left open to facilitate access to new houses set back from the road frontage. The area behind North Cottages is also considered to have low - medium landscape suitability as it would encroach on their setting. The central part of the site has medium landscape suitability for development. A small number of houses set back from the road, to maintain a semi - rural village edge character could be accommodated (LUC Assessment). This site lies near to the centre of Ansty. However, it is still considered remote from key services and facilities. The site is unconstrained by physical or environmental limitations and is defined by a historical and unchanged field pattern which is characteristic of the immediate vicinity. North Cottages lie immediately adjacent to the site and may suffer a loss of amenity from development here, but the extent of this could be mitigated. Challoners itself should be retained. This house, while not listed, is an attractive property which denotes the extent of the village to the south along Cuckfield Road. The site is currently well screened from the road by Challoners and its curtilage bushes. Development that included the demolition of the house would be more visible from the road changing the character and appearance of the village as approached from the southeast. Wider landscape impact is unlikely to be significantly harmed as the site is screened along its southern boundary by mature trees, but less so to the west and to Cuckfield Road which would require additional screening to maintain the semi-rural streetscene.</p>			
Site Available:	✓	Site submitted to the SHLAA by proponent and is therefore considered available.			
Site Achievable:	✓	The attractive edge of settlement location is likely to be reflected in market price and demand for houses in this location. The site is considered to be viable.			
Constraints / Action required:	Would require allocation through the Neighbourhood Plan or DPD. Unlikely to be suitable without Site:626 coming forward first. Visual screening to Cuckfield Road on the eastern boundary is important to avoid changing the character and appearance of the village and the rural street scene in the vicinity.				
Net developable area (ha):	0.26	Proposed site density (dph): 1 Lower- 30			
Deliverable (1-5 years)	✗	0	Dwellings		
Developable (6-10 years)	✓	8	Dwellings		
Developable (11 years +)	✗	0	Dwellings		
Not Currently developable	✗				
Overall Conclusion	The site is remote from key services and facilities. The site would require significant screening to the road along its eastern boundary to prevent harm to the character and appearance of the village as approached from the southeast. Overall the site could accommodate a limited number of dwellings subject to satisfactory landscaping and consideration of the character of the village.				

Site Reference:	644 (AS/15)	Parish	AS	Ward	
Site location	Ansty Cross Garage, Cuckfield Road, Ansty				
Site use(s):	U053 - Car Parks	U054 - Vehicle Storage			
Gross site area	0.24 hectares				
Site Suitable:	✘	Site currently provides a convenience store (at petrol station) and the loss of this facility will mean that the village will not have a shop within the village. Relevant policies in the Local Plan for the preservation of local community facilities will be applied to any proposals. However, the site is in the centre of the village and is previously developed land. It is therefore a sustainable location, relative to Ansty, although it is still considered remote from key services and facilities. The site has a visible location and any development at this location would be critical to the character and appearance of the village. Satisfactory access to the site already exists although the sites proximity to a busy road junction would need to be taken into account during the design process.			
Site Available:	✓	The site has been put forward to the Parish Council as part of the neighbourhood plan process.			
Site Achievable:	✓	The onus would be on the landowner to demonstrate that the use is not viable and residential development would be viable to accord with planning policy and justify the loss of the existing business use. The existing use may mean there is land contamination on the site which would required remediation. This may increase the cost of developing this site.			
Constraints / Action required:	Justify the loss of the commercial business which performs as a convenience store for the village. Sensitive design would be required due to prominent location, however may improve appearance of existing site with removal of petrol station signage.				
Net developable area (ha): 0.24		Proposed site density (dph): 1 Lower- 30			
Deliverable (1-5 years)	✘	0	Dwellings		
Developable (6-10 years)	✘	0	Dwellings		
Developable (11 years +)	✘	0	Dwellings		
Not Currently developable	✓				
Overall Conclusion	The loss of the commercial business which provides a convenience store within the village would need to be fully justified before the site could be considered suitable for development.				

Site Reference:	668 ()	Parish	AS	Ward	
Site location	Hook Place, Cuckfield Road, Burgess Hill				
Site use(s):	U073 - Residential Institutions				
Gross site area	0.35 hectares				
Site Suitable:	✓	The site is the grounds of Hook Place (educational institution) which sits outside the built-up area of Burgess Hill and is remote from local services and facilities. The suitability of the site depends on the adjacent Northern Arc allocation being delivered, as site 668 would form a natural addition as well as benefitting from planned additional community and transport facilities that the Northern Arc development will provide. Ancient woodland and flood risk zone to the north would need to be avoided, developable area has been adjusted due to this. Potential yield on the site reflects pre-application discussion rather than potential yield of whole site.			
Site Available:	✓	Site has been submitted by SHLAA proponent and a planning application has been submitted. Site is therefore considered to be available.			
Site Achievable:	✓	The site is located in an attractive area of Mid Sussex which would be reflected in the market value. Northern Arc development adjacent to this site would have a positive affect on marketability. Site proponent has not indicated whether a replacement facility for the existing use on site would be required.			
Constraints / Action required:	Site status dependant on Northern Arc allocation being delivered. Ancient woodland/flood risk zone to the north of the site will need to be avoided and suitable buffered.				
Net developable area (ha): 0.35		Proposed site density (dph): 1 Lower- 30			
Deliverable (1-5 years)	✓	8	Dwellings		
Developable (6-10 years)	✗	0	Dwellings		
Developable (11 years +)	✗	0	Dwellings		
Not Currently developable	✗				
Overall Conclusion	The site is currently remote from existing services and facilities within Burgess Hill. However, the site is unconstrained and would form a natural extension to the Northern Arc site allocated within the District Plan. Site 668 would benefit from the services and facilities the strategic site would provide.				

Site Reference:	736 ()	Parish	AS	Ward	
Site location	Broad location North and East of Ansty				
Site use(s):	U011 - Agriculture				
Gross site area	260 hectares				
Site Suitable:	x	The site covers 260 hectares in total, with 100 hectares of this being outside the High Weald AONB. The whole site is within one ownership. The southern part of the broad location is within an area that has low landscape capacity for strategic development. The northern part of the site is within the AONB, which is unsuitable for strategic development. A strategic development of this size would have a significant impact on the settlement of Ansty and Cuckfield. A strategic development at this location would required large scale investment in infrastructure to support the development. There is insufficient information provided relating to the provision of infrastructure to be able to establish if development of this site would be achievable within the Plan period.			
Site Available:	✓	Site has been submitted to the SHLAA and is therefore considered to be available.			
Site Achievable:	x	Insufficient information is available to determine if delivery of this site would be achievable, within the Plan period.			
Constraints / Action required:	Evidence of delivery. Further information regarding the delivery of infrastructure required to support the development.				
Net developable area (ha):	100	Proposed site density (dph): 1 Lower- 30			
Deliverable (1-5 years)	x	0	Dwellings		
Developable (6-10 years)	x	0	Dwellings		
Developable (11 years +)	x	0	Dwellings		
Not Currently developable	✓				
Overall Conclusion	The southern part of the broad location is within an area that has low landscape capacity for strategic development. The northern part of the site is within the AONB, which is unsuitable for strategic development. There is insufficient information provided relating to the provision of infrastructure to be able to establish if development of this site would be achievable within the Plan period.				

Ansty and Staplefield - Excluded Sites

SHLAA ID	190	Site Reference	CU/12	Site location / address:	Land south of Leystones, Brook Street, Cuckfield			
Site Area (ha)	0.18	Grid Reference:	530395 126185	Parish	AS	Ward		
Reason for Exclusion: Site is wholly outside and unrelated to existing settlement built up area boundary which would make it unacceptable for development. It is unlikely to meet the minimum yield threshold of 6 units. Site is excluded from assessment in accordance with the Methodology (2015, paragraph 3.13).								
SHLAA ID	209	Site Reference	AS/01	Site location / address:	Land at Ancient Farm, A272, Ansty			
Site Area (ha)	0.15	Grid Reference:	529059 123242	Parish	AS	Ward		
Reason for Exclusion: Given the size and nature of the site it is unlikely to deliver 6 or more units and is therefore excluded from assessment in accordance with the Methodology (2015, paragraph 3.13).								
SHLAA ID	393	Site Reference	AS/02	Site location / address:	Brenfield and Sunnyside, Bolney Road, Ansty			
Site Area (ha)	0.38	Grid Reference:	528830 123141	Parish	AS	Ward		
Reason for Exclusion: Site is unlikely to yield 6 or more units and is therefore excluded from assessment in accordance with the Methodology (2015, paragraph 3.13).								
SHLAA ID	641	Site Reference	AS/24	Site location / address:	Tanyards Field, Tanyard Lane, Staplefield (Larger option inclusive of Site: 596)			
Site Area (ha)	0.6	Grid Reference:	527573 128316	Parish	AS	Ward		
Reason for Exclusion: Site is wholly outside and unrelated to existing settlement built up area boundary and is therefore excluded from assessment in accordance with the Methodology (2015, paragraph 3.13).								
SHLAA ID	642	Site Reference	HC/12	Site location / address:	Land south of village Hall, Cuckfield Road, Staplefield			
Site Area (ha)	0.87	Grid Reference:		Parish	AS	Ward		
Reason for Exclusion: Site is wholly outside and unrelated to existing settlement built up area boundary and is therefore excluded from assessment in accordance with the Methodology (2015, paragraph 4.9).								
SHLAA ID	643	Site Reference	AS/14	Site location / address:	Land at Oak Tree Farm (West Wriddens), Burgess Hill Road, Ansty			
Site Area (ha)	1.2	Grid Reference:	529504 122756	Parish	AS	Ward		
Reason for Exclusion: Site is wholly outside and unrelated to existing settlement built up area boundary and is therefore excluded from assessment in accordance with the Methodology (2015, paragraph 3.13).								
SHLAA ID	659	Site Reference		Site location / address:	Rosebank, Handcross Road, Staplefield (two options including and excluding Rosebank)			
Site Area (ha)	1.4	Grid Reference:	527573 128316	Parish	AS	Ward		
Reason for Exclusion: Site is wholly outside of and unrelated to any existing built-up area boundary as Staplefield does not have a built-up area boundary as defined on the Proposals Map. Therefore site is excluded in accordance with the methodology (2015, paragraph 3.13)								
SHLAA ID	660	Site Reference		Site location / address:	The Stables Field, Tanyard Lane, Staplefield			
Site Area (ha)		Grid Reference:	527573 128316	Parish	AS	Ward		
Reason for Exclusion: Site is wholly outside of and unrelated to any existing built-up area boundary as Staplefield does not have a built-up area boundary as defined on the Proposals Map. Therefore site is excluded in accordance with the methodology (2015, paragraph 3.13)								
SHLAA ID	662	Site Reference		Site location / address:	Dencombe Estate, High Beeches Lane, Handcross			
Site Area (ha)	7.2	Grid Reference:	526765 136437	Parish	AS	Ward		
Reason for Exclusion: Site is wholly outside of and unrelated to any existing built-up area boundary and is therefore excluded from the assessment in accordance with the Methodology (2015, paragraph 3.13)								

Ansty and Staplefield - Commitments

SHLAA ID	94	Site Reference	AS/22	Site location / address:	N/O Rookery Farm, Rocky Lane, Haywards Heath				
Gross site area (ha)	1.7	Net developable area (ha):		Proposed site density (dph):	1 Lower- 30	Grid Ref:	533100 122400		
Allocated Local Plan:	✓	Allocated Small Scale Housing DPD:	✗	Neighbourhood Plan Allocated:	✗	Full Planning Permission:	✗	Outline Planning Permission:	✗
Deliverable (1-5 years)	✓	55 Dwellings							
Developable (6-10 years)	✗	0 Dwellings							
Developable (11 years +)	✗	0 Dwellings							
Overall Conclusion	This site is allocated in the Local Plan and is therefore considered suitable. Pre-application discussions in 2015 indicate the site is available for development for 55 dwellings higher than the site allocation.								

SHLAA ID	239	Site Reference	AS/20	Site location / address:	Land south of Rocky Lane Phase 1, Haywards Heath				
Gross site area (ha)	8.0	Net developable area (ha):	6.1	Proposed site density (dph):	1 Lower- 30	Grid Ref:	532784 122199		
Allocated Local Plan:	✗	Allocated Small Scale Housing DPD:	✗	Neighbourhood Plan Allocated:	✗	Full Planning Permission:	✓	Outline Planning Permission:	✗
Deliverable (1-5 years)	✓	64 Dwellings							
Developable (6-10 years)	✗	0 Dwellings							
Developable (11 years +)	✗	0 Dwellings							
Overall Conclusion	Extant planning permission.								

SHLAA ID	485	Site Reference	AS/18	Site location / address:	Land south of Rocky Lane Phase 2, Haywards Heath				
Gross site area (ha)	8.2	Net developable area (ha):	6.2	Proposed site density (dph):	1 Lower- 30	Grid Ref:	533172 122114		
Allocated Local Plan:	✗	Allocated Small Scale Housing DPD:	✗	Neighbourhood Plan Allocated:	✗	Full Planning Permission:	✗	Outline Planning Permission:	✓
Deliverable (1-5 years)	✓	101 Dwellings							
Developable (6-10 years)	✗	0 Dwellings							
Developable (11 years +)	✗	0 Dwellings							
Overall Conclusion	Resolution to grant planning permission subject to S106 agreement.								

SHLAA ID	493	Site Reference	AS/21	Site location / address:	Northern Arc, Burgess Hill				
Gross site area (ha)	203	Net developable area (ha):	104	Proposed site density (dph):	2 Medium- 40	Grid Ref:	530539 120718		
Allocated Local Plan:	✗	Allocated Small Scale Housing DPD:	✗	Neighbourhood Plan Allocated:	✗	Full Planning Permission:	✗	Outline Planning Permission:	✗
Deliverable (1-5 years)	✓	515 Dwellings							
Developable (6-10 years)	✓	1680 Dwellings							
Developable (11 years +)	✓	1305 Dwellings							
Overall Conclusion	This strategic-sized mixed use site is identified in the Town Council-adopted Burgess Hill Town Wide Strategy. The site is identified for allocation in the draft District Plan. The site is controlled by the Northern Arc Consortium of developers. The Consortium can demonstrate the site is available and achievable. Significant levels of landscape, flooding, ecological and transport mitigation will be required. This work will be the subject of detailed studies in the short term. The site has relatively few on-site constraints, all of which can be avoided whilst still delivering a large sustainable community with significant community infrastructure benefits for existing and new residents. Development of this site will incorporate a level of employment provision, likely to be located on the A2300 corridor.								

SHLAA ID	627	Site Reference	AS/07	Site location / address:	Land adj. Holly Bank, Deaks Lane, Ansty					
Gross site area (ha)	0.8	Net developable area (ha):		Proposed site density (dph):	1 Lower- 30	Grid Ref:	529002 123416			
Allocated Local Plan:	x	Allocated Small Scale Housing DPD:	x	Neighbourhood Plan Allocated:	x	Full Planning Permission:	✓	Outline Planning Permission:	x	
Deliverable (1-5 years)		✓	7 Dwellings							
Developable (6-10 years)		x	0 Dwellings							
Developable (11 years +)		x	0 Dwellings							
Overall Conclusion	Planning permission granted for 7 units.									