

East Grinstead – Assessed Sites

Site Reference:	5 (EG/A/01)	Parish	EG	Ward	A
Site location	Land adjoining Acacia Cottage, 151 Crawley Down Road, Felbridge				
Site use(s):	U0131 - Unused Land				
Gross site area	0.38 hectares				
Site Suitable:	✘	The site has medium landscape suitability to development (LUC Assessment). However, the built development would consolidate and extend the ribbon of development along Crawley Down Road. The site has extensive tree coverage and the removal of which will alter the rural character of the area. The site is in an unsustainable location as relatively remote from services and facilities. Some of site, including the road frontage, is with Tandridge District/ Surrey which could be an issue in allocating such a small site.			
Site Available:	✓	Promoted for allocation through Small Scale Housing Allocations Document. Submitted to the Council for the SHLAA. Site is in multiple ownership which may require further evidence of a coordinated approach to delivery.			
Site Achievable:	✓	Attractive semi-rural location likely to achieve good demand and market price.			
Constraints / Action required:	Site would require allocation through relevant DPD or Neighbourhood Plan. Cross-boundary (District & County) issues. Lack of a defensible boundary. In landscape terms it would be appropriate to retain mature or valuable trees within the site and to set development back from the road, retaining trees along the roadside. Site is within 7km of Ashdown Forest, a European designated area under the Habitats Directive, and development will require mitigation as set out in draft District Plan policy DP15.				
Net developable area (ha): 0.38		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>July 2017 – site is a small commitment.</p> <p>Development at this location would serve to extend the built up area boundary of Felbridge in a westerly direction, adding to the ribbon development along the road front. Without strong defensible boundaries to the south, development at this location could encourage further development in the area. Site is poorly located in terms of access to services and facilities, and is likely to be significantly car dependent. The removal of trees to enable development may have significant ecological and biodiversity impacts. Given these considerations the site is unsustainable and unsuitable for development.</p>				

Site Reference:	17 (EG/D/02)	Parish	EG	Ward	
Site location	Land adj. Great Harwood Farm House off Harwoods Lane, East Grinstead				
Site use(s):	U011 - Agriculture				
Gross site area	56 hectares				
Site Suitable:	✘	The site has low landscape suitability for development. The site is a relatively complex mosaic of undulating landscape, ancient woodlands and views to other parts of the AONB as well as being within the AONB itself. The site makes a contribution to the wider setting of East Grinstead. The northern corner is on a plateau but the remainder of the site forms undulating grounds of the river valley (LUC Assessment). Overall, the site makes a positive contribution to the AONB and development of such a large site would represent a significant intrusion to the detriment of the AONB. Contains multiple and separate areas of designated Ancient Woodland. The location and position of some of these woodlands (particularly Great Harwoods Farm Shaw) would severely restrict the connectivity and access to parts of the site. Capacity of the site is likely to be determined by transport constraints that exist across the whole town.			
Site Available:	✓	Submitted by proponent.			
Site Achievable:	✓	Several on-site constraints, but edge-of-settlement greenfield site is likely to remain viable for development and is considered achievable.			
Constraints / Action required:	AONB location - requirement to demonstrate essential for local need and that no more suitable sites exist elsewhere. Site would require allocation through relevant Neighbourhood Plan or DPD. Location of areas of ancient woodland is likely to severely limit the connectivity and access to parts of the site. Site contains a number of Ancient Woodlands. Significant impact likely - mitigation/ compensation will be essential. Recreation impact to be reduced on Ancient Woodlands. Ghyll woodland, waterways, bats and rare species to be protected - retain, protect and enhance features + other measures. Capacity of the site is likely to be determined by transport constraints. Current ceiling estimated to be 190 homes for the whole town but this may be tested by further transport work. Archaeological and historic landscape character assessment needed. Site is within 7km of Ashdown Forest, a European designated area under the Habitats Directive, and development will require mitigation as set out in draft District Plan policy DP15.				
Net developable area (ha):	15	Proposed site density (dph): 2 Medium- 40			
Deliverable (1-5 years)	✘	0	Dwellings		
Developable (6-10 years)	✘	0	Dwellings		
Developable (11 years +)	✘	0	Dwellings		
Not Currently developable	✓				
Overall Conclusion	Site is deemed unsuitable for development due to its size and likely significant impact on the High Weald AONB.				

Site Reference:	21 (EG/A/03)	Parish	EG	Ward	A
Site location	Land rear of 11A Crawley Down Road, Felbridge				
Site use(s):	U071 - Dwellings	U0131 - Unused Land			
Gross site area	0.89 hectares				
Site Suitable:	✓	This site is considered to have good potential for development. The site has a high suitability for development in landscape terms (LUC Assessment). It is enclosed and well located to most local facilities including bus services. A suitable access point can be demonstrated which is agreeable in principle to the Highways Authority (Surrey County Council). The site is free of overriding constraints but there may be a number of trees worthy of retention.			
Site Available:	✓	Recent history of promotion including submissions to the SHLAA. Resolution to grant planning permission for 32 units, separate access application made to Tandridge District but refused.			
Site Achievable:	✓	The site is located in an attractive location and market price and demand would reflect this. Developer has expressed high degree of confidence that site can be delivered within 5 years.			
Constraints / Action required:	Site would require allocation through relevant Neighbourhood Plan or DPD. Suitable vehicular access arrangements and potential highway improvements need to be demonstrated. Relationship with the wooded character of the landscape outside the site should be clear in proposed development designs, with trees retained/planted on site linking to outside where possible. Ecological enhancement to boundary features as part of any future development and ancient Woodland on southwest boundary will require a buffer zone. Attention to protected species (mitigation and compensation measures). Tree survey given coverage on-site. Site is within 7km of Ashdown Forest, a European designated area under the Habitats Directive, and development will require mitigation as set out in draft District Plan policy DP15.				
Net developable area (ha): 0.8		Proposed site density (dph): 2 Medium- 40			
Deliverable (1-5 years)	✗	0	Dwellings		
Developable (6-10 years)	✓	32	Dwellings		
Developable (11 years +)	✗	0	Dwellings		
Not Currently developable	✗				
Overall Conclusion	The site is available for development and in a sustainable location in relation to local services, employment and a regular bus service with a suitable access point agreed in principle with the Highway Authority. There is a resolution to grant Planning permission for 32 units but access within Tandridge (application refused, likely to be appealed).				

Site Reference:	22 (EG/D/01)	Parish	EG	Ward	D
Site location	Land to rear of Dunnings Mill Sports Club Dunnings Rd, East Grinstead				
Site use(s):	U041 - Outdoor Amenity and Open Spaces				
Gross site area	1.0 hectares				
Site Suitable:	✘	The site has a low - medium landscape suitability for development. The complex topography and presence of a stream would limit the development potential of the site, meaning a small number of very sensitively designed dwellings could be accommodated (LUC Assessment). Sustainably located in relation to services and facilities with strong defensible boundaries to the south. Identified in the Local Plan for informal public open space (although not currently available to the public). There are issues of flooding in this area with part of the site located within Flood Zone 3 and the remainder located in an area with evidence of historic flooding. The Environment Agency (EA) objected to development on this site at the Small Scale Housing Allocations examination. A sequential assessment and exception test has since been provided but it is considered that it does not adequately consider all alternative reasonable opportunities to locate a residential development in reasonably available areas at little or no flood risk and it is not known whether the proponents suggestions for resolving the flood risk would suitably address them and meet the EA's concerns. The remaining area outside the areas at risk of flooding would leave a narrow strip unsuitable for development. By reason of its shallow depth and the risk of flooding to access points, the site is considered not suitable for development without substantial and robust flood mitigation measures in place.			
Site Available:	✓	Submitted by Proponent/Owner. Recent history of promotion for allocation through Small Scale Housing Allocations Document and a submitted planning application.			
Site Achievable:	✓	Cost factors potentially high due to need for flood mitigation measures. Site preparation costs are judged to be high. However, this edge-of-settlement greenfield site is likely to remain viable due to the high demand for housing land of this category.			
Constraints / Action required:	Site would require allocation through relevant Neighbourhood Plan or DPD. Flood risk requires detailed analysis and significant mitigation. Ecological assessment required. Consideration of loss of identified Outdoor Play space. Development would need to respond to existing landform and site constraints (inclusion retaining valuable trees). Geo-archaeological assessment needed. Site is within 7km of Ashdown Forest, a European designated area under the Habitats Directive, and development will require mitigation as set out in draft District Plan policy DP15.				
Net developable area (ha): 0.7		Proposed site density (dph): 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 with strong defensible boundaries to west and north, this site is not considered suitable on the grounds of severe flood risk with no scheme in place or evidence to demonstrate mitigation or prevention. Development would result in a loss of designated open space although not currently available to the public and identified in the PPG17 survey as unlikely to be used due to size of residential gardens in the locality and significant alternative public open space available within close proximity. Whether this open space is required bearing in mind the development of the allocated site would need further investigation.				

Site Reference:	51 (EG/C/01)	Parish	EG	Ward	C
Site location	East Grinstead Football Club and Rifle Club, East Court, East Grinstead				
Site use(s):	U044 - Sports Facilities and Grounds				
Gross site area	2.75 hectares				
Site Suitable:	✘	Sustainably located site. Site abuts small area of ancient woodland on its southern boundary and a SNCI on its eastern boundary that would constrain the developable area. Inspector at SSHA Examination classified site as greenfield. Site is in active recreational sports use which would require a suitable replacement facility.			
Site Available:	✓	Promotion for allocation through Small Scale Housing Allocations Document and submitted to the Council for the SHLAA. Site Submitted to SHLAA by site proponent.			
Site Achievable:	✓	Located in an attractive central location. Market demand and price likely to reflect this. Site preparation costs are judged to be average.			
Constraints / Action required:	Constraints: Need to find alternative location/facility for current sports use prior to site becoming developable. Ancient woodland and SNCI on eastern and southern boundary. Buffer required to protect Ashplatts and ancient woodland. Southern boundary to be ecologically strengthened. Archaeological assessment needed. Site is within 7km of Ashdown Forest, a European designated area under the Habitats Directive, and development will require mitigation as set out in draft District Plan policy DP15.				
Net developable area (ha): 2		Proposed site density (dph): 2 Medium- 40			
Deliverable (1-5 years)	✘	0	Dwellings		
Developable (6-10 years)	✘	0	Dwellings		
Developable (11 years +)	✘	0	Dwellings		
Not Currently developable	✓				
Overall Conclusion	Whilst sustainably located and otherwise positive site, the current active sports/recreational use of the site would require an alternative replacement facility; evidence that land is surplus to requirements; or evidence that development would outweigh the loss. No evidence to date has been supplied rendering site unsuitable. Site abuts small area of ancient woodland on its southern boundary and an SNCI on its eastern boundary that would constrain the developable area.				

Site Reference:	81 (EG/B/01)	Parish	EG	Ward	B
Site location	Imberhorne Lower School, Windmill Lane, East Grinstead				
Site use(s):	U083 - Education				
Gross site area	7 hectares				
Site Suitable:	✓	The site can only be considered suitable on the provision that the education facilities, including playing fields, are suitably replaced elsewhere. The Education Authority (WSCC) has stated that the development of the Imberhorne Lower School site is capable of funding or making a substantial contribution towards co-location of the Imberhorne schools. Site is allocated in the emerging East Grinstead Neighbourhood Plan.			
Site Available:	✓	West Sussex County Council own this site and they have made clear their intention that the site is developed for housing (on the proviso that replacement education facilities are developed in or around the town).			
Site Achievable:	✓	Site preparation costs are judged to be high given requirement to relocate education facilities. However, given the attractive location of the site and its potential yield, it is considered a viable development.			
Constraints / Action required:	The development of this site for housing is dependent on the education facility being replaced in a suitable location elsewhere in or around East Grinstead. Archaeological assessment needed. Would require allocation through relevant Neighbourhood Plan. Site is within 7km of Ashdown Forest, a European designated area under the Habitats Directive, and development will require mitigation as set out in draft District Plan policy DP15.				
Net developable area (ha): 6		Proposed site density (dph): 3 Higher- 50			
Deliverable (1-5 years)	✗	0	Dwellings		
Developable (6-10 years)	✗	0	Dwellings		
Developable (11 years +)	✓	300	Dwellings		
Not Currently developable	✗				
Overall Conclusion	July 2017 – site has been allocated in Neighbourhood Plan (commitment) The site can only be considered suitable on the provision that the education facilities, including playing fields, are suitably replaced elsewhere. Residential development surrounds all sides of the site and therefore housing in this location would be in keeping with what currently exists. The site is well located to key services and facilities and also public transport, including East Grinstead railway station.				

Site Reference:	145 (EG/C/04)	Parish	EG	Ward	C
Site location	Land east of Fairlight Lane, Holtye Road, East Grinstead				
Site use(s):	U011 - Agriculture				
Gross site area	0.4 hectares				
Site Suitable:	✘	The site is considered to have low - medium landscape suitability for development. The site could accommodate a small number of dwellings without harmful impact on landscape. Development would appear consistent with existing settlements pattern if it is of similar type and grain to surrounding area (LUC Assessment). However, housing development would extend the urban area, beyond defensible boundary, into unspoilt open countryside and would intrude into the AONB landscape to the detriment of its natural beauty. Development of this site would set a precedent for development eastwards along Holtye Road into the AONB. Site is severely constrained by suitable access arrangements that appear to be difficult to resolve.			
Site Available:	✓	History of promotion for allocation through Small Scale Housing Allocations Document.			
Site Achievable:	✓	Attractive rural location and market price and demand likely to reflect this.			
Constraints / Action required:	AONB location - requirement to demonstrate essential for local need and that no more suitable sites exist elsewhere. Site would require allocation through relevant Neighbourhood Plan or DPD. Any development would need to reflect existing settlement pattern dispersed dwellings in large plots, set back from the road and retaining green character. Potential to improve existing site which is overgrown and scrub, forming gateway to town. Rural character would be appropriate. Visibility will also be a key issue due to the elevated character of the site, design consideration to roofs and layout should be sensitive to surroundings and AONB location. Site is within 7km of Ashdown Forest, a European designated area under the Habitats Directive, and development will require mitigation as set out in draft District Plan policy DP15.				
Net developable area (ha):	0.4	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	Development would extend the urban area, beyond a defensible boundary, into unspoilt open countryside and would intrude detrimentally into the AONB landscape. Site is severely constrained by suitable access arrangements.				

Site Reference:	146 (EG/C/14)	Parish	EG	Ward	
Site location	Land at Worsted Farm, East Grinstead				
Site use(s):	U011 - Agriculture				
Gross site area	4.5 hectares				
Site Suitable:	x	The site is within the AONB and in an area identified in the Landscape Capacity Study as having low capacity for development. Site flanked by ancient woodland including TPOs which also severely restricts access into site. This would reduce developable area to approx 3ha. Site is remote from local facilities and would be likely to increase use of private car. There is no evidence that suitable access can be achieved without third party land and/or routes through ancient woodland, watercourses and protected trees.			
Site Available:	✓	Recent history of promotion for allocation through Small Scale Housing Allocations Document.			
Site Achievable:	x	Site is located in a predominantly residential area with attractive open countryside adjacent to site. Market price and demand likely to reflect this. Additional financial costs will be incurred to deliver an access to the site which would make site unachievable.			
Constraints / Action required:	AONB location - requirement to demonstrate essential for local need and that no more suitable sites exist elsewhere. Site would require allocation through relevant Neighbourhood Plan or DPD. Access issues including need for third party land and the likely felling of trees under Preservation Orders and Ancient Woodland Designation. Archaeological/ historical desk-based and field assessment and appropriate mitigation will be necessary. Site is within 7km of Ashdown Forest, a European designated area under the Habitats Directive, and development will require mitigation as set out in draft District Plan policy DP15.				
Net developable area (ha): 3		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 large greenfield site entirely within the AONB is not considered suitable for development, breaching a strong defensible (and protected) boundary of Ancient Woodland and Tree Preservation Orders. There is no evidence of access being achievable. Development at this location would serve to extend the town eastwards into open countryside creating an unacceptable impact on the AONB landscape, against the existing pattern of development.				

Site Reference:	196 (EG/A/18)	Parish	EG	Ward	A
Site location	Land south of Crawley Down Road, Felbridge				
Site use(s):	U011 - Agriculture				
Gross site area	3.6 hectares				
Site Suitable:	✘	Would create unacceptable intrusion into countryside southwards with severe impacts on properties to the north of the site, the public right of way to the west and playing field to the northwest as well as unavoidable visual harm due to the topography of the site and open rural nature of the area around the site to the south.			
Site Available:	✓	Submitted to the SHLAA by site proponent.			
Site Achievable:	✘	An attractive edge of village location, that will be reflected in the market price and demand for houses. Vehicular access is not currently available. There may be an opportunity to gain access via Oak Farm Place. However, until the cost of this is determined, it is considered unachievable due to the viability of an access to this site.			
Constraints / Action required:	Would require allocation through relevant Neighbourhood Plan or DPD. No evidence of ownership or intentions of landowner renders site 'unavailable'. Lack of suitable access points and no indication that the land required for these would be made available make the site 'unachievable'. The landscape impact resulting from the topography of the site, limited vegetation along the northern boundary and unrestricted views into and out of residential properties and gardens to the north of the site make the site unsuitable for development as a number of these issues would be extremely difficult to resolve or mitigate without a significant impact on the character of the area and unacceptable intrusion into the countryside. Area of Flood Zone to the south would require buffering and/or mitigation. Site is within 7km of Ashdown Forest, a European designated area under the Habitats Directive, and development will require mitigation as set out in draft District Plan policy DP15.				
Net developable area (ha): 2.9		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	Greenfield site that enjoys a prominent position on the landscape with extensive views south. Site not considered suitable as a lack of strong defensible boundaries would push the built up area boundary unacceptably southwards with direct impacts upon the open countryside, public right of way and recreation ground.				

Site Reference:	197 (EG/A/11)	Parish	EG	Ward	A
Site location	Land rear of 17- 47 Crawley Down Road, Felbridge				
Site use(s):	U0131 - Unused Land	U0104 - Wholesale Distribution	U071 - Dwellings		
Gross site area	2.6 hectares				
Site Suitable:	✓	In general, this site is considered suitable for development. Good defensible boundaries to the south (ancient woodland that requires buffering) and enclosed by further woodland to the east and west and road-fronting properties to the north. Access is unavailable.			
Site Available:	✓	Submitted by proponent, with possible option on land.			
Site Achievable:	✓	An attractive edge of village location, that will be reflected in the market price and demand for houses.			
Constraints / Action required:	Would require allocation through relevant Neighbourhood Plan or DPD. Development at this location will be dependent on achieving safe access to the site. Ancient woodland on southern boundary will require a buffer zone. Construction and drainage to have regard to southerly watercourse. Site is within 7km of Ashdown Forest, a European designated area under the Habitats Directive, and development will require mitigation as set out in draft District Plan policy DP15.				
Net developable area (ha): 2.6		Proposed site density (dph): 1 Lower- 30			
Deliverable (1-5 years)	✗	0	Dwellings		
Developable (6-10 years)	✓	78	Dwellings		
Developable (11 years +)	✗	0	Dwellings		
Not Currently developable	✗				
Overall Conclusion	The site is in a sustainable location in terms of access to services and facilities. No landscape issues exist on site, with a strong sense of enclosure. There are strong defensible boundaries to the south and west of the site although development buffer will be required for the ancient woodland to the south.				

Site Reference:	222 (EG/B/05)	Parish	EG	Ward	B
Site location	Charlwoods Industrial Estate, East Grinstead				
Site use(s):	U0103 - Storage	U0104 - Wholesale Distribution	U0101 - Manufacturing		
Gross site area	5.7 hectares				
Site Suitable:	✓	The principle of development is accepted on this sustainably located, previously developed site. Development would resolve existing problems of commercial vehicle access and the impact upon residential amenities generated by the poor location of this commercial estate. However, redevelopment for housing may cause existing businesses to relocate out of the District so an adequate replacement must be considered.			
Site Available:	✗	Site is in multiple ownership. Some of the landowners indicated during the unsuccessful allocation of this site through the Small Scale Housing Allocation Document, a willingness to bring forward parts of the site for development. Site is allocated in emerging Neighbourhood Plan for a mixed use redevelopment that includes housing, although no number of potential residential units is not specified. However, no evidence of firm commitment to bring site forward in the short-term. There may be issues with the willingness of individual landowners to sell for housing. A coordinated approach to delivery is required to evidence the availability of this site.			
Site Achievable:	✓	Site is located close to town centre, station and local amenities and therefore is in an attractive location for development. The market price and demand is likely to reflect this. Site considered achievable but over a longer period of time due to varying leases and land assembly and on viability grounds.			
Constraints / Action required:	The site's availability to come forward for redevelopment cannot currently be evidenced and a coordinated approach from all landowners is required. The availability position of this site will be reviewed as its status becomes clearer. The availability of alternative, suitable employment sites within the area will be needed prior to the redevelopment of parts of the estate. Potential for contaminated land. Site is within 7km of Ashdown Forest, a European designated area under the Habitats Directive, and development will require mitigation as set out in draft District Plan policy DP15.				
Net developable area (ha):		Proposed site density (dph): 2 Medium- 40			
Deliverable (1-5 years)	✗	0	Dwellings		
Developable (6-10 years)	✗	0	Dwellings		
Developable (11 years +)	✗	0	Dwellings		
Not Currently developable	✓				
Overall Conclusion	Site is allocated in the emerging Neighbourhood Plan for a mixed use redevelopment in the longer term. Whilst there has been recent investment in some of the premises on the estate, a number are in poor condition and a few are vacant. The Council supports the principle of redevelopment of the estate for residential use but an adequate relocation site should be found for the existing businesses.				

Site Reference:	224 (EG/E/05)	Parish	EG	Ward	E
Site location	Land at Brooklands Park, west of Orchard Way, East Grinstead				
Site use(s):	U041 - Outdoor Amenity and Open Spaces	U0112 - Derelict			
Gross site area	2.3 hectares				
Site Suitable:	✓	Previously developed site identified in Open Space Assessment as being of low value and low quality. Site has potential for development. It has a central location and is well related for services and transport links. However the site has a limited potential for development. This is due to on site factors which limit the developable area; due to the difference in levels across the site, stream and tree coverage on the site. The southern part of the site (location of former pool and carpark) is the part of the site that is most suitable for residential development.			
Site Available:	✓	Site controller has expressed intention to release site for development therefore considered available.			
Site Achievable:	✓	Centrally located site close to town centre and station. Market price and demand are likely to positively reflect this.			
Constraints / Action required:	Site is within 7km of Ashdown Forest, a European designated area under the Habitats Directive, and development will require mitigation as set out in draft District Plan policy DP15.				
Net developable area (ha): 0.5		Proposed site density (dph): 1 Lower- 30			
Deliverable (1-5 years)	✗	0	Dwellings		
Developable (6-10 years)	✓	10	Dwellings		
Developable (11 years +)	✗	0	Dwellings		
Not Currently developable	✗				
Overall Conclusion	Sustainable opportunity for infill development. Identified in Open Space Assessment as being of low value and low quality. Only the southern part of the site is suitable for development due to onsite constraints.				

Site Reference:	254 (EG/A/10)	Parish	EG	Ward	A
Site location	Land adjacent to Shelley Road, East Grinstead				
Site use(s):	U022 - Un-Managed Forest	U0131 - Unused Land			
Gross site area	0.9 hectares				
Site Suitable:	✘	Narrow site which immediately renders much of the site unsuitable for development by reason of its shallow depth. Site is completely covered in mature trees which separates the railway line from the adjacent residential estate and therefore has both significant amenity and ecological value.			
Site Available:	✘	Site promoted for development for Local Plan. No known movement since.			
Site Achievable:	✓	If developed then site is in a sustainable location that would have a positive effect on demand and market price. Site preparation costs are judged to be average.			
Constraints / Action required:	Site is within 7km of Ashdown Forest, a European designated area under the Habitats Directive, and development will require mitigation as set out in draft District Plan policy DP15.				
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	Narrow site which immediately renders much of the site unsuitable for development by reason of its shallow depth. Site is completely covered in mature trees which separates the railway line from the adjacent residential estate and therefore has both significant amenity and ecological value.				

Site Reference:	323 (EG/A/22)	Parish	EG	Ward	A
Site location	Premier House, Garland Road, East Grinstead				
Site use(s):	U0102 - Offices				
Gross site area	0.13 hectares				
Site Suitable:	✓	A town centre site where principle of redevelopment for residential use has been established. An expired planning permission demonstrates suitability of the site.			
Site Available:	✗	Site is office use with no intention of bringing forward for residential development at this time.			
Site Achievable:	✓	Site is located close to the town centre and railway station. Demand and market price are likely to reflect this. Site preparation costs judged as average.			
Constraints / Action required:	Site is within 7km of Ashdown Forest, a European designated area under the Habitats Directive, and development will require mitigation as set out in draft District Plan policy DP15.				
Net developable area (ha):		Proposed site density (dph): 4 Flatted- 50-100+			
Deliverable (1-5 years)	✗	0	Dwellings		
Developable (6-10 years)	✗	0	Dwellings		
Developable (11 years +)	✗	0	Dwellings		
Not Currently developable	✓				
Overall Conclusion	Well located site with an established principle for residential redevelopment. However site is currently in office use and there are no plans to bring the site forward for residential development.				

Site Reference:	324 (EG/B/11)	Parish	EG	Ward	B
Site location	Meadway Garage, Lowdells Lane, East Grinstead				
Site use(s):	U0131 - Unused Land				
Gross site area	0.16 hectares				
Site Suitable:	✓	Principle of development accepted on this previously developed site. Site has previously benefited from planning permission although extension of time application refused given sizes of dwellings proposed against subsequently adopted Space Standards SPD.			
Site Available:	✓	Site has lapsed planning permission. No developer interest in bringing site forward. Officers have taken a view that when unknown ownership is the only limitation to development and there is a reasonable prospect that the site will become available in the longer term, it will be considered 'developable' in years 6 - 10. Evidence of ownership and/or availability is likely to come forward.			
Site Achievable:	✓	Located in residential area close to local amenities, town centre and railway station. Market prices and demand are likely to reflect this. Site preparation costs judged as average.			
Constraints / Action required:	Site is within 7km of Ashdown Forest, a European designated area under the Habitats Directive, and development will require mitigation as set out in draft District Plan policy DP15.				
Net developable area (ha):		Proposed site density (dph): 3 Higher- 50			
Deliverable (1-5 years)	✗	0	Dwellings		
Developable (6-10 years)	✓	9	Dwellings		
Developable (11 years +)	✗	0	Dwellings		
Not Currently developable	✗				
Overall Conclusion	July 2017 – site has planning permission (commitment) Suitable site with lapsed planning permission. Site allocated in emerging Neighbourhood Plan.				

Site Reference:	339 (EG/D/08)	Parish	EG	Ward	D
Site location	Pine Lodge, Blair House, Avondene and Varena, Ship Street, East Grinstead				
Site use(s):	U071 - Dwellings				
Gross site area	0.40 hectares				
Site Suitable:	✓	Sustainably located site constrained by several mature trees. Should not affect the listed building adjacent to south (Dovecotes and The Gatehouse). No principle objection to suitability, although development would only yield small increase in dwelling numbers without affecting the character of the surrounding area.			
Site Available:	✗	It is unknown if the landowners intend to bring the site forward for development.			
Site Achievable:	✗	Would require the demolition of four dwellings. Existing value of four dwellings and end value of development likely to make development of site unviable, particularly as acceptable scheme is likely to be very low density. Site preparation costs are judged to be at a level to severely affect achievability.			
Constraints / Action required:	High existing value and low density of future scheme renders site highly unviable. Site is within 7km of Ashdown Forest, a European designated area under the Habitats Directive, and development will require mitigation as set out in draft District Plan policy DP15.				
Net developable area (ha): 0.4		Proposed site density (dph): 2 Medium- 40			
Deliverable (1-5 years)	✗	0	Dwellings		
Developable (6-10 years)	✗	0	Dwellings		
Developable (11 years +)	✗	0	Dwellings		
Not Currently developable	✓				
Overall Conclusion	Site would only yield small increase in dwelling numbers without affecting the character of the surrounding area. Viability/Achievability is considered to be a major constraint to delivery, due to the requirement to purchase and likely demolish four large detached units for a minimal increase in yield.				

Site Reference:	369 (EG/B/07)	Parish	EG	Ward	B
Site location	53-59 Lingfield Road, East Grinstead				
Site use(s):	U0103 - Storage	U0104 - Wholesale Distribution	U091 - Shops		
Gross site area	0.12 hectares				
Site Suitable:	✓	The principle of development is accepted on this sustainably located, previously developed site. Issue of loss of commercial floor space.			
Site Available:	✓	Site has planning permission.			
Site Achievable:	✓	Although second floor is currently vacant, the remainder of the premises appears to be thriving and its change of use is unlikely to be an economically viable alternative.			
Constraints / Action required:	Loss of employment floor space. Further evidence of ownership and intentions to develop for housing, required. Evidence of achievability required. Site is within 7km of Ashdown Forest, a European designated area under the Habitats Directive, and development will require mitigation as set out in draft District Plan policy DP15.				
Net developable area (ha):	0.12	Proposed site density (dph): 4 Flatted- 50-100+			
Deliverable (1-5 years)	✓	11	Dwellings		
Developable (6-10 years)	✗	0	Dwellings		
Developable (11 years +)	✗	0	Dwellings		
Not Currently developable	✗				
Overall Conclusion	July 2017 – site has planning permission (commitment) Ground floor commercial premises occupied and second floor offices vacant. However, no evidence of coming forward for development. The retention of employment use will need to be considered.				

Site Reference:	370 (EG/B/04)	Parish	EG	Ward	B
Site location	Garages at Buckhurst Close, East Grinstead				
Site use(s):	U054 - Vehicle Storage				
Gross site area	0.14 hectares				
Site Suitable:	x	The principle of redevelopment would likely be accepted on this well located previously developed site within the settlement boundaries. However, the loss of this important residential parking area would displace a very large number of vehicles which would increase on-street parking in the local area and is therefore deemed unsuitable.			
Site Available:	x	No evidence of any availability on this site. Site is under multiple ownership with no evidence of a coordinated approach to development or any developer interest.			
Site Achievable:	✓	Well located site close to town centre and railway station. Market price and demand is likely to reflect this.			
Constraints / Action required:	Loss of car parking facility and resultant on street parking problem generated by the loss of this seemingly well used facility. Site is within multiple ownership and so evidence of a coordinated approach from owners would be required for delivery. Site is within 7km of Ashdown Forest, a European designated area under the Habitats Directive, and development will require mitigation as set out in draft District Plan policy DP15.				
Net developable area (ha):	0.14	Proposed site density (dph): 4 Flatted- 50-100+			
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 principle of redevelopment would likely be accepted on this well located previously developed site within the settlement boundaries. However, the loss of this important parking area and displacement of parked cars onto surrounding roads and the substantial number of joint owners and lack of interest in development has rendered this site unsuitable and unavailable.				

Site Reference:	378 (EG/A/12)	Parish	EG	Ward	A
Site location	1, 3 & 5 Halsford Park Road, East Grinstead				
Site use(s):	U071 - Dwellings				
Gross site area	0.31 hectares				
Site Suitable:	✓	Principle of development is accepted within the built-up area although garden land now classified as greenfield. However, previous refusals (for 14 units), appeal Inspector's Report and detailed pre-application advice, a reduced scheme of 12 units (11 net) potentially acceptable without causing harm to the character of the surrounding area (subject to usual material considerations).			
Site Available:	✗	Coordinated approach to development cannot be demonstrated for this site which is formed from three existing residential properties. Site is considered unavailable until the respective landowners can demonstrate an intention to bring the site forward for development.			
Site Achievable:	✗	Viability in the short term is a concern for this infill site which would require the demolition of three large detached properties in good condition. Market price and demand likely to be high but this is not considered to be greater than the cost of purchasing, demolishing and rebuilding the existing property on site.			
Constraints / Action required:	Coordinated approach from multiple-ownership is required before the site is considered available. Impact upon amenities of neighbouring properties and impact upon trees. Viability of redeveloping existing expensive properties is unlikely to be favourable. Site is within 7km of Ashdown Forest, a European designated area under the Habitats Directive, and development will require mitigation as set out in draft District Plan policy DP15.				
Net developable area (ha): 0.31		Proposed site density (dph): 2 Medium- 40			
Deliverable (1-5 years)	✗	0	Dwellings		
Developable (6-10 years)	✗	0	Dwellings		
Developable (11 years +)	✗	0	Dwellings		
Not Currently developable	✓				
Overall Conclusion	The redevelopment of this sustainably located site is accepted in principle, notwithstanding the loss of garden land. However, the redevelopment of this site is unlikely to be viable given the quality and cost of the existing properties other than for higher density development under more preferable economic conditions. The site is also not currently considered available and no coordinated approach from the multiple owners has been demonstrated.				

Site Reference:	397 (EG/B/15)	Parish	EG	Ward	B
Site location	Land at 2 Sackville Lane and rear gardens of 4 Sackville Lane, 10 Felbridge Close and Waikiki and Stone House, London Road, East Grinstead				
Site use(s):	U071 - Dwellings				
Gross site area	0.32 hectares				
Site Suitable:	✓	Principle of development accepted. Previous scheme refused (amongst other reasons) as over development. A reduced scheme could be acceptable.			
Site Available:	✗	No developer interest in bringing site forward for development. No evidence of a coordinated approach to delivery amongst multiple owners.			
Site Achievable:	✓	Located in residential area close to local amenities, town centre and railway station. Market price and demand is likely to reflect this. Viability assessed considering the purchase and demolition of 2 Sackville Lane.			
Constraints / Action required:	Site is within 7km of Ashdown Forest, a European designated area under the Habitats Directive, and development will require mitigation as set out in draft District Plan policy DP15.				
Net developable area (ha): 0.32		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	Principle of development at this sustainably located site accepted provided it does not harm the character or appearance of the area. The surrounding residential area has an approximate density of 15-25 dwellings per hectare and at a similar density, a reduced scheme of 7 units (6 net) could be acceptable on this site. No developer interest in bringing site forward.				

Site Reference:	422 (EG/E/10)	Parish	EG	Ward	E
Site location	Turley Cottage, Ship Street, East Grinstead				
Site use(s):	U071 - Dwellings				
Gross site area	0.27 hectares				
Site Suitable:	✓	Sustainably located previously developed site. Site yield could be affected by awkward shape therefore lower yield likely (pre-application advice sought for 11 units). Flatted development at this site accepted in principle. Other examples of flatted development close by.			
Site Available:	✗	Historic developer interest in bringing this site forward for development although no progress since 2007. There does not appear to be any reasonable prospect that this site will come forward for development unless evidence is provided to the contrary.			
Site Achievable:	✓	Residential area close to town centre. Market demand and price likely to reflect this. Existing land value of current house to consider, although should remain viable with ten new dwellings.			
Constraints / Action required:	Awkward shape of site may constrain development. Site is within 7km of Ashdown Forest, a European designated area under the Habitats Directive, and development will require mitigation as set out in draft District Plan policy DP15.				
Net developable area (ha):	0.25	Proposed site density (dph): 4 Flatted- 50-100+			
Deliverable (1-5 years)	✗	0	Dwellings		
Developable (6-10 years)	✗	0	Dwellings		
Developable (11 years +)	✗	0	Dwellings		
Not Currently developable	✓				
Overall Conclusion	Sustainably located site utilising previously developed land with other examples of flatted development close by. However, this would need to be balanced with the loss of an attractive, prominent building. No evidence of availability.				

Site Reference:	433 (EG/E/19)	Parish	EG	Ward	E
Site location	Beckford and The Little House, Lewes Road, East Grinstead				
Site use(s):	U071 - Dwellings				
Gross site area	0.18 hectares				
Site Suitable:	✓	Sustainably located site although impact upon character of area would require careful consideration, particularly given the contribution of the existing building to the street scene. Access likely to be onto Old Road, although current access is for one unit and is narrow. Flatted development adjacent to west and with few other residences in immediate vicinity which would be impacted by development here.			
Site Available:	✗	No movement on bringing site forward since last assessment. Site is in multiple ownership with unknown availability.			
Site Achievable:	✓	Achievability may be an issue depending on whether an acceptable scheme would be viable given loss of two large detached dwellings (and their existing value). 9 units (7 net) on site is considered to be minimum level of viability but in the medium term.			
Constraints / Action required:	Evidence of ownership of whole site required for delivery. Consideration of the impact on the street scene of redevelopment and the character of the area. Site is within 7km of Ashdown Forest, a European designated area under the Habitats Directive, and development will require mitigation as set out in draft District Plan policy DP15.				
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	Site considered suitable in principle. Within a mixed street scene with a variable character which would not be affected by suggested development. Unknown availability.				

Site Reference:	441 (EG/E/23)	Parish	EG	Ward	E
Site location	67-69 Railway Approach, East Grinstead				
Site use(s):	U091 - Shops				
Gross site area	0.09 hectares				
Site Suitable:	✓	Sustainable location. Principle of development accepted in this area in need of renewal which could assist in the improvement of the wider area in close proximity to sustainable transport links and the town centre.			
Site Available:	✓	Site has been subject to pre-application enquiry/ meeting in 2007 but no movement since to bring site forward. However, agent has confirmed landowner does intend to bring site forward for residential development. Given that the timescale is unclear, it is considered this will be over the medium term.			
Site Achievable:	✓	Very well located site close to town centre in an attractive residential area. Market price and demand likely to reflect this.			
Constraints / Action required:	Mixed use scheme preferable. Residential over ground floor retail premises- necessary to maintain high streets link with rail station/ integrity of commercial core. Site is within 7km of Ashdown Forest, a European designated area under the Habitats Directive, and development will require mitigation as set out in draft District Plan policy DP15.				
Net developable area (ha):	0.09	Proposed site density (dph): 4 Flatted- 50-100+			
Deliverable (1-5 years)	✓	7	Dwellings		
Developable (6-10 years)	✗	0	Dwellings		
Developable (11 years +)	✗	0	Dwellings		
Not Currently developable	✗				
Overall Conclusion	Principle of development of this scale is accepted within this area subject to material considerations of individual application. Presents a strong opportunity for renewal and possibility to improve streetscape in an area of town needing redevelopment. Available for development in the medium-term. Site is allocated in Neighbourhood Plan.				

Site Reference:	462 (EG/A/14)	Parish	EG	Ward	A
Site location	2-4 Crescent Road, East Grinstead				
Site use(s):	U071 - Dwellings				
Gross site area	0.07 hectares				
Site Suitable:	✓	Principle of development accepted in this location. Site may be suitable for small scale residential development.			
Site Available:	✗	No recent activity to bring the site forward since initial pre-application advice. Therefore intention to bring site forward is unknown.			
Site Achievable:	✗	Site located in residential area close to the town centre and the station. However, site is considered unachievable given its small size and the value of existing development.			
Constraints / Action required:	Site is within 7km of Ashdown Forest, a European designated area under the Habitats Directive, and development will require mitigation as set out in draft District Plan policy DP15.				
Net developable area (ha):	0.07	Proposed site density (dph): 4 Flatted- 50-100+			
Deliverable (1-5 years)	✗	0	Dwellings		
Developable (6-10 years)	✗	0	Dwellings		
Developable (11 years +)	✗	0	Dwellings		
Not Currently developable	✓				
Overall Conclusion	The impact upon Area of Townscape Character and density of proposed development would need careful consideration. Pre-application advice has been sought for 14 dwellings with zero parking. However, given prominence of site and character of area, it is unlikely a scheme of this size would be acceptable. A lower density scheme, when factoring in the existing value of two properties on site and the small area, is highly unlikely to be viable. This site is considered unachievable for significant redevelopment.				

Site Reference:	486 (EG/A/24)	Parish	EG	Ward	A
Site location	Station Car Park, Grosvenor Road, East Grinstead				
Site use(s):	U053 - Car Parks				
Gross site area	1.2 hectares				
Site Suitable:	x	Sustainably located and previously developed site. Protection of adjacent SNCI required. Loss of station car park would be unacceptable given lack of alternative facility and pressure on surrounding roads.			
Site Available:	x	Site controller has no current intention of releasing site for housing development.			
Site Achievable:	✓	Very sustainably located site in close proximity to station and town centre. Demand and market price likely to reflect this.			
Constraints / Action required:	Loss of a large, well used station car park. Site is within 7km of Ashdown Forest, a European designated area under the Habitats Directive, and development will require mitigation as set out in draft District Plan policy DP15.				
Net developable area (ha):	1.2	Proposed site density (dph): 3 Higher- 50			
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	Very sustainable previously developed site. Loss of station car park would be a constraint unless a practical solution could be found regarding its replacement. Site is not currently available.				

Site Reference:	510 (EG/A/25)	Parish	EG	Ward	A
Site location	Imberhorne Lane car park, Imberhorne Lane, East Grinstead				
Site use(s):	U053 - Car Parks				
Gross site area	0.18 hectares				
Site Suitable:	✓	Site considered suitable for high-density development provided existing use as a car park is no longer required. Adjacent to large commercial premises with numerous local examples of flatted developments. Would make efficient use of site in a fairly sustainable location.			
Site Available:	✓	Submitted by site proponent. Available for housing development provided existing use as a car park is no longer required.			
Site Achievable:	✓	Fairly well located site in close proximity to local facilities including a primary and secondary school. Demand and market price likely to reflect this. Would need to be balanced against car park revenue.			
Constraints / Action required:	Loss of long-term car park. Car Parking Strategy indicates car park is well used. Site is within 7km of Ashdown Forest, a European designated area under the Habitats Directive, and development will require mitigation as set out in draft District Plan policy DP15.				
Net developable area (ha):	0.18	Proposed site density (dph): 4 Flatted- 50-100+			
Deliverable (1-5 years)	✗	0	Dwellings		
Developable (6-10 years)	✓	18	Dwellings		
Developable (11 years +)	✗	0	Dwellings		
Not Currently developable	✗				
Overall Conclusion	Many examples in the locality of flatted developments. Would make efficient use of previously developed site in a fairly sustainable location. Principle of development would be acceptable subject to loss of car park which should be justified or relocated. Site would be suitable for high density development. Site is allocated in Neighbourhood Plan.				

Site Reference:	520 (EG/E/34)	Parish	EG	Ward	E
Site location	75-77 Railway Approach, East Grinstead				
Site use(s):	U0112 - Derelict				
Gross site area	0.06 hectares				
Site Suitable:	✓	Sustainable location. Derelict site. Principle of development accepted in this area in need of renewal which could assist in the improvement of the wider area in close proximity to sustainable transport links and the town centre.			
Site Available:	✓	Owner of site has stated an intention to develop in the short-term but there has since been no movement. Therefore considered available but not in the short-term.			
Site Achievable:	✓	Derelict site in single ownership in close proximity to train station and within town centre. Market demand and price likely to reflect this.			
Constraints / Action required:	Consideration of re-development with adjacent site. Site is within 7km of Ashdown Forest, a European designated area under the Habitats Directive, and development will require mitigation as set out in draft District Plan policy DP15.				
Net developable area (ha):	0.06	Proposed site density (dph): 4 Flatted- 50-100+			
Deliverable (1-5 years)	✗	0	Dwellings		
Developable (6-10 years)	✓	9	Dwellings		
Developable (11 years +)	✗	0	Dwellings		
Not Currently developable	✗				
Overall Conclusion	Principle of development accepted in this area in need of renewal on derelict site. Potential for redevelopment alongside adjacent site which has been subject to pre-application advice for re-development.				

Site Reference:	547 (EG/A/27)	Parish	EG	Ward	A
Site location	Land rear of 'Mulberry Gate', Copthorne Road, Felbridge				
Site use(s):	U0131 - Unused Land				
Gross site area	0.36 hectares				
Site Suitable:	✓	The site has medium landscape suitability for development (LUC Assessment). Site considered suitable although would need to be in conjunction with adjacent site, to the west which has planning permission (548) due to access issues. Adjacent site developed at 20 dph although a higher density scheme could be achievable given its sustainable and relatively enclosed location. Access could be gained through development to the north in isolation although suitability of this arrangement is uncertain.			
Site Available:	✓	Site submitted by proponent who has expressed intent to develop land for housing with landowner of adjacent site 548.			
Site Achievable:	✓	An attractive edge of village site, market values and demand are likely to reflect this.			
Constraints / Action required:	Would require allocation through relevant Neighbourhood Plan. Access to Copthorne Road is dependant on third party land, either new development to north or as wider Site 548. Substantial amount of trees on site at present. Stream to south should be suitably buffered for flooding. Given current lack of access, potentially significant highways issues and planning applications to two Local Planning Authorities, development likely to fall within 6-10 year plan period. Would require delivery in conjunction with Site 548. Development should respond to surrounding height and grain and should include green and woodland buffers to the stream and tree belt to the south. Site is within 7km of Ashdown Forest, a European designated area under the Habitats Directive, and development will require mitigation as set out in draft District Plan policy DP15.				
Net developable area (ha): 0.3		Proposed site density (dph): 2 Medium- 40			
Deliverable (1-5 years)	✗	0	Dwellings		
Developable (6-10 years)	✓	11	Dwellings		
Developable (11 years +)	✗	0	Dwellings		
Not Currently developable	✗				
Overall Conclusion	Sustainable and relatively enclosed site considered suitable as part of larger development with the site to the east. This would provide access to the site. The proponent has submitted that contingency access is available via existing Mulberry Gate development to the north.				

Site Reference:	559 (EG/E/38)	Parish	EG	Ward	E
Site location	East Grinstead Delivery Office, 76 London Road, East Grinstead				
Site use(s):	U0102 - Offices	U065 - Post and Telecommunications			
Gross site area	0.15 hectares				
Site Suitable:	✓	Generally acceptable previously developed site, in town centre. Façade of the structure facing London road is grade II listed and would require maintaining. Conversion of the building and removal of the modern extension and replacement with a more sensitive form of development would serve to improve the appearance of this Listed Building.			
Site Available:	✓	No recent movement in this site, therefore availability is now unknown. Site is allocated in the emerging East Grinstead Neighbourhood, which should assist in bringing site forward for development. Officers have taken a view when unknown ownership is the only limitation to development and there is a reasonable prospect the site will become available in the longer term, it will be considered 'developable' in the 11+ year period. Evidence of ownership and/or availability is likely to come forward.			
Site Achievable:	✓	Town centre location. Market price and demand likely to reflect this.			
Constraints / Action required:	Grade II Listed frontage. Site is within 7km of Ashdown Forest, a European designated area under the Habitats Directive, and development will require mitigation as set out in draft District Plan policy DP15.				
Net developable area (ha): 0.15		Proposed site density (dph): 4 Flatted- 50-100+			
Deliverable (1-5 years)	✗	0	Dwellings		
Developable (6-10 years)	✗	0	Dwellings		
Developable (11 years +)	✓	12	Dwellings		
Not Currently developable	✗				
Overall Conclusion	Sustainably located site adjacent to all major services and facilities. Deemed available and achievable and within built up area boundaries. Design scheme would be required to protect or enhance the protected Grade II façade. However, the availability of this site is now unknown and is therefore considered to be not developable until year 11 onwards. Site is allocated in East Grinstead Neighbourhood Plan.				

Site Reference:	561 (EG/A/30)	Parish	EG	Ward	A
Site location	Land to the west of East Grinstead (land at Imberhorne Farm)				
Site use(s):	U011 - Agriculture	U083 - Education			
Gross site area	129 hectares				
Site Suitable:	✓	In part the Mid Sussex Landscape Capacity Study considers this area as having a medium - high capacity for development. However only land to the east of Gulledge Farmhouse and its access track was previously considered suitable when the site was proposed for strategic development. The eastern part of the site, incorporating land to the east of Imberhorne Farm, is considered to be the best related to the existing settlement of East Grinstead, and could incorporate 70-75 homes. Most of the site is easily accessible to services although the western most part of the site is less accessible by foot. The majority of the site is within 800m of a bus stop but new routes could be considered as part of a larger development. A very small area of the site is at flood risk (at north of site). It includes an SNCI, small amounts of Ancient Woodland and listed buildings that will require suitable mitigation.			
Site Available:	✗	Availability is currently not known as it is understood the option for development on this land has expired with no current developer interest.			
Site Achievable:	✓	Location of site on the edge of East Grinstead and near to Crawley Down, largely surrounded by countryside would have a positive affect on marketability of the site. Potential transport infrastructure improvements including sustainable alternatives to the car, junction/highway improvements, community facilities and potential mitigation measures as identified through the Appropriate Assessment for Ashdown Forest such as an on-site/ contributions towards a Suitable Alternative Natural Greenspace may add a substantial cost to the development.			
Constraints / Action required:	Would require Allocation through relevant Neighbourhood Plan or DPD. Site includes and is adjacent to listed buildings and will require mitigation. Major constraints include ancient woodland, SNCI, Unimproved Grassland. Buffer zones and enhancement required for ancient woodland and SNCI and other measures. Issues of site access and impact of development upon local road infrastructure. Development will require a full package of transport infrastructure improvements including sustainable transport alternatives to the car. Site includes several listed buildings including the Grade II* 1-3 Imberhorne Farm Cottages and adjacent Gulledge. Site is within 7km of Ashdown Forest, a European designated area under the Habitats Directive, and development will require mitigation as set out in draft District Plan policy DP15.				
Net developable area (ha): 88		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	Site considered suitable for development in part with necessary mitigation although at a reduced level based on the initial findings of the Appropriate Assessment and transport capacity work. However, the site is currently considered to be unavailable.				

Site Reference:	562 (EG/D/15)	Parish	EG	Ward	D
Site location	Land at Hill Place Farm to the south west of East Grinstead, west and east of the Bluebell Railway Line				
Site use(s):	U011 - Agriculture	U071 - Dwellings			
Gross site area	37.3 hectares				
Site Suitable:	×	The majority of the site has low landscape suitability for development. The area to the south of Hill Place Farm and to the north of the nursery site are less sensitive, in landscape terms to development. This is due to its flatter topography and sense of enclosure by stronger field boundaries, as well as its previous disturbance as a result of the railway. This area may be able to accommodate a medium yield although layout and other related constraints may limit the possibility of development (LUC Assessment). However, it is considered development of this area in isolation as a 'stand alone' site does not represent a natural or incremental extension to the built-up area. It is also not clear how development of this area as a stand alone site will be accessed by vehicles and pedestrians and cycles and link in with the existing built up area of East Grinstead. Most of the site is within 15 minutes (1.6km) walk of a GP surgery, convenience store, primary school and the station although the western parts are more remote and less accessible on foot. Majority of site is within 800m of a bus stop but new routes could be created with development. Capacity of the site is likely to be determined by transport constraints. Current ceiling estimated to be 190 homes for the whole town but this may be tested by further transport work.			
Site Available:	✓	Availability has been demonstrated via a submission to the SHLAA.			
Site Achievable:	✓	Location of site on the edge of East Grinstead and near to Crawley largely surrounded by countryside would have a positive affect on marketability of the site. Development likely to require a package of transport infrastructure improvements including sustainable transport and community facilities. Potential transport infrastructure improvements including sustainable alternatives to the car, junction/highway improvements, community facilities and potential mitigation measures as identified through the Appropriate Assessment for Ashdown Forest such as an on-site/ contributions towards a Suitable Alternative Natural Greenspace may add a substantial cost to the development.			
Constraints / Action required:	Would require allocation through a relevant Neighbourhood Plan Document or DPD. Site adjacent to listed viaduct structure and would require mitigation. Will require mitigation for Ancient Woodland within and adjacent to site area. Issues of site access and impact of development upon local road infrastructure. Development will require a full package of transport infrastructure improvements including sustainable transport alternatives to the car. Capacity of the site is likely to be determined by transport constraints. Current ceiling estimated to be 190 homes for the whole town but this may be tested by further transport work. If developed, then development should be set back from the road with boundary vegetation retained in order to maintain a sense of wooded, rural character. Height of buildings and character of development would need to be sensitive to the AONB and surrounding landscape and buildings in large plots are likely to be most appropriate. Longer views should also be considered. Mitigation may include enhancing the vegetated boundary with the railway and retaining important trees on site (LUC Assessment). Site is within 7km of Ashdown Forest, a European designated area under the Habitats Directive, and development will require mitigation as set out in draft District Plan policy DP15.				
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	Development of this site in isolation as a 'stand alone' site does not represent a natural or incremental extension to the built-up area and it is considered unsuitable for development.				

Site Reference:	580 (EG/D/20)	Parish	EG	Ward	D
Site location	Land north of Hill Place Farm and south of Worth Way, East Grinstead				
Site use(s):	U011 - Agriculture				
Gross site area	3.85 hectares				
Site Suitable:	✓	Accessible site relatively well enclosed from the wider landscape and is well related to the existing built up area and benefits from multiple vehicular access points.			
Site Available:	✗	It is known that this site is not being promoted for development by the landowner or developer.			
Site Achievable:	✓	Attractive site on the periphery of East Grinstead largely surrounded by countryside which would have a positive affect on marketability of the site.			
Constraints / Action required:	Would require Allocation through a relevant Neighbourhood Plan. Proximity to Ancient Woodland and SNCI should be considered. Site is within 7km of Ashdown Forest, a European designated area under the Habitats Directive, and development will require mitigation as set out in draft District Plan policy DP15.				
Net developable area (ha):	3.08	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	Relatively enclosed, sustainably located site. However, not being promoted for development by the landowner or developer.				

Site Reference:	593 (EG/E/40)	Parish	EG	Ward	E
Site location	147 - 149 London Road, East Grinstead				
Site use(s):	U0102 - Offices	U091 - Shops			
Gross site area	0.17 hectares				
Site Suitable:	✓	Principle of development would be accepted on this previously developed site within the built-up area. The site is in a highly sustainable location with excellent access to local services and public transport. Part of the site is in use as a petrol station whilst the other part is in use as offices.			
Site Available:	✗	No record of intention to develop this site. Currently in use a petrol station and offices. No reasonable prospect of this site coming forward for development.			
Site Achievable:	✓	Centrally located site close to town centre and station. Market price and demand likely to reflect this. Site preparation costs may be above average due to possible decontamination, but not prohibitively high. Larger infill sites which are a business unit conversion like this one are generally considered viable to developers in this short to medium term. However, existing business use would also have to be a consideration in any viability assessment and could possibly make an alternative use unattractive.			
Constraints / Action required:	Redevelopment/conversion may be viable in the shorter term, but the existing business use as a petrol station and possible contamination issues will take time to resolve. Site is within 7km of Ashdown Forest, a European designated area under the Habitats Directive, and development will require mitigation as set out in draft District Plan policy DP15.				
Net developable area (ha): 0.17		Proposed site density (dph): 4 Flatted- 50-100+			
Deliverable (1-5 years)	✗	0	Dwellings		
Developable (6-10 years)	✗	0	Dwellings		
Developable (11 years +)	✗	0	Dwellings		
Not Currently developable	✓				
Overall Conclusion	The principle of residential redevelopment at this highly sustainable location would be accepted. Good access to local services and transport links, no physical limitations and a high density development would be suitable within the local area. However, site not thought available and its attractiveness for an alternative use given the sites current use as a well used petrol station and offices is questionable.				

Site Reference:	598 (EG/D/21)	Parish	EG	Ward	D
Site location	Land south of Edinburgh Way, East Grinstead				
Site use(s):	U011 - Agriculture				
Gross site area	5.68 hectares				
Site Suitable:	x	<p>Open site fenced for equestrian use. The topography of the site slopes gently downwards from north to south rising slightly at its southern end. The northern and western boundaries are abutted by modern housing development. Harwoods Lane, a narrow single track provides access to several properties and runs down the entire length of the western boundary. Site relates well to the existing settlement boundary. Site is bounded by mature tree belts and (ancient) woodland and taken with its topography, this contributes to the site being fairly well enclosed from its non-developed surroundings although there may be longer distance views into the site. Access proposed via Chesterton Close, cutting across Harwoods Lane. The site is located in good proximity to local services and there do not appear to be any visible physical constraints to the sites development. Flood mapping indicates the potential for a small section of the south western corner to flood (surface water) but this does not amount to a significant area of the site. The site has a low - medium landscape suitability for development. This area is only considered appropriate if the design, layout and character of the development is of particularly high quality, considering and responding to AONB landscape and enhance views to the church and East Grinstead. Visual sensitivities and impact on the landscape to the south should be considered with appropriate buffers to woodland and consideration of more sensitive parts of the site such as the south east corner (LUC Assessment). The western part of the site was subject to a planning appeal in 2015. The Inspector dismissed the appeal for 25 houses and concluded that the development would detract from the visual quality and essential characteristic of the area; it would not conserve or enhance the natural beauty of the AONB and it fails to comply with the Framework and the statutory duty. The site is therefore not considered suitable for development.</p>			
Site Available:	✓	Submitted with intention to develop for housing.			
Site Achievable:	✓	Semi- rural location, fairly close to the local services. Market price and demand should warrant a viable development and its promotion by a developer supports this.			
Constraints / Action required:	<p>AONB location - requirement to demonstrate essential for local need and that no more suitable sites exist elsewhere. The impact on the AONB landscape must be satisfactorily mitigated with significant attention to landscaping. Existing trees of good quality should be retained and integrated into development and grow through the site should be retained. Site is within 7km of Ashdown Forest, a European designated area under the Habitats Directive, and development will require mitigation as set out in draft District Plan policy DP15.</p>				
Net developable area (ha): 3		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	<p>Relatively well enclosed site close to local services and facilities with no obvious physical constraints. Its AONB location is a significant constraint and a recent (2015) appeal decision concluded the development on the western side of the site would harm the character and appearance of the area and harm the AONB. Overall, the site is therefore considered to be unsuitable for development.</p>				

Site Reference:	615 (EG/D/22)	Parish	EG	Ward	
Site location	Land east of Stuart Way, East Grinstead				
Site use(s):	U0131 - Unused Land				
Gross site area	5.2 hectares				
Site Suitable:	x	The site has low landscape suitability for development. This is due to the cumulative sensitivities across different parts of the site. Key sensitivities include the complete topography, stream and ancient woodland in the north and some longer views across the AONB and long distance trails (LUC Assessment). Located within the High Weald AONB although enclosed by woodland and mature tree belts. Site slopes fairly steeply from west to east and particularly so at its north west corner. The eastern boundary abuts the Forest Way along its length. There are long distance views from highest part of site likely to be more prominent during the winter months. The developable area is much reduced to around 1 ha by the presence of water courses and features (and associated areas at risk of flooding) and by ancient woodland, woodland and mature trees within the site and on its boundaries that either aren't developable or would require suitable buffering. The developable area would be further restricted by the mature trees within the site boundaries and the topography of the site. It is not clear how access could be gained as the obvious access point on Buckingham Drive would require the significant clearance of ancient woodland and overcoming the topography of the site as would gaining access from the west. The site is therefore not considered suitable for development.			
Site Available:	✓	Submitted by owner with intention to develop in the short-term.			
Site Achievable:	✓	Location of site would have a positive effect on demand for a residential development in this location. It is considered that this would make a development viable despite the amount of works required to gain access to this site and overcoming the topography of parts of the site.			
Constraints / Action required:	AONB location - requirement to demonstrate essential for local need and that no more suitable sites exist elsewhere. Access through ancient woodland/ ancient woodland buffers. Site is within 7km of Ashdown Forest, a European designated area under the Habitats Directive, and development will require mitigation as set out in draft District Plan policy DP15.				
Net developable area (ha): 1		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	Site is located within the AONB with a low landscape suitability for development. It is not clear how access would be gained to the site given it would require the removal of a large tract of ancient woodland and would need to overcome the topography of the site and the water features along its western edge.				

Site Reference:	723 ()	Parish	EG	Ward	
Site location	Ashplatts House, Holtye Road, East Grinstead				
Site use(s):	U071 - Dwellings				
Gross site area	1.2 hectares				
Site Suitable:	✓	The site is on the edge of the built up area of the town, adjacent to the nearly completed development to the south and east of the site. The site has a number of protected trees within and on the edge of the site. The site would be accessed via the service road to the new development. The site is relatively unconstrained and enclosed by existing built development on 3 sides. Development of the site would represent a natural rounding off of the built up area, without a detrimental impact on the wider countryside.			
Site Available:	✓	The site has been submitted to the SHLAA on behalf of the landowner and is considered to be available. Site allocated in emerging Neighbourhood Plan.			
Site Achievable:	✓	Attractive rural location likely to be reflected in market price and demand. Site preparation costs are judged to average.			
Constraints / Action required:	Site would require allocation through relevant Neighbourhood Plan or DPD. Site is within 7km of Ashdown Forest, a European designated area under the Habitats Directive, and development will require mitigation as set out in draft District Plan policy DP15.				
Net developable area (ha): 1.2		Proposed site density (dph): 1 Lower- 30			
Deliverable (1-5 years)	✗	0	Dwellings		
Developable (6-10 years)	✓	45	Dwellings		
Developable (11 years +)	✗	0	Dwellings		
Not Currently developable	✗				
Overall Conclusion	Site is well contained site, surrounded on 3 sides by built development. The development of this site would represent a logical extension to the built up area boundary. Site also allocated in emerging Neighbourhood Plan.				

Site Reference:	729 ()	Parish	EG	Ward	
Site location	Land adjacent to Greenstede House, Wood Street, East Grinstead				
Site use(s):	U053 - Car Parks	U0111 - Vacant			
Gross site area	0.1 hectares				
Site Suitable:	✓	A previously developed site in a central location. Considered suitable for development.			
Site Available:	✓	Site has been subject to pre application discussions and is therefore considered to be available.			
Site Achievable:	✓	Centrally located close to town centre and railway station. Market demand and price would reflect this.			
Constraints / Action required:	Site is within 7km of Ashdown Forest, a European designated area under the Habitats Directive, and development will require mitigation as set out in draft District Plan policy DP15.				
Net developable area (ha):	0.1	Proposed site density (dph): 3 Higher- 50			
Deliverable (1-5 years)	✓	10	Dwellings		
Developable (6-10 years)	✗	0	Dwellings		
Developable (11 years +)	✗	0	Dwellings		
Not Currently developable	✗				
Overall Conclusion	July 2017 – site has planning permission (commitment) A previously developed site in a central location. Subject to recent preapplication discussions. Adjacent site has been converted into residential use.				

Site Reference:	733 ()	Parish	EG	Ward	
Site location	Land between 43 and 59 Hurst Farm Road, East Grinstead				
Site use(s):	U071 - Dwellings				
Gross site area	1 hectares				
Site Suitable:	x	Site is located on the southern edge of East Grinstead. It is well located for public transport and local services. A public right of way runs through the site. The southern part of the site is within the High Weald AONB. The AONB boundary is tightly drawn around the garden of properties on Hurst Farm Road. The site has a semi - rural character and one that contributes to the soft edge of the town, where there is a sharp transition between urban and rural areas. Development of the rear parcel would be out of character with the surrounding area. There may be potential to development along the road frontage to reflect the character of the area. However, the front of the site is in an area susceptible to surface water flooding. This is a constraint on the development of this part of the site.			
Site Available:	✓	The site has been subject to pre - application discussions and is therefore considered to be available.			
Site Achievable:	✓	Attractive edge of town location likely to be reflected in market price and demand. Site preparation costs are judged to average.			
Constraints / Action required:	Site would require allocation in a DPD or Neighbourhood Plan. Site is within 7km of Ashdown Forest, a European designated area under the Habitats Directive, and development will require mitigation as set out in draft District Plan policy DP15. Evidence that the risk of flooding from surface water can be satisfactorily be overcome.				
Net developable area (ha): 0.8		Proposed site density (dph):			
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	Whilst the site is well served by local services the site is not considered suitable for development. The southern part of the site is within the AONB and development of this site would be detrimental to the character of the area. The front part of the site could accommodate some development, in keeping with the character of the area, however this part of the site is affected by a high risk of surface water flooding.				

Site Reference:	763 ()	Parish	EG	Ward	
Site location	Carpet Right, 220 - 228 London Road, East Grinstead				
Site use(s):	U091 - Shops				
Gross site area	0.14 hectares				
Site Suitable:	✓	Site is within the built up area of East Grinstead. The site is currently in use as a large retail unit and the loss of a commercial unit in the this location would be regrettable. However, various sites in the surrounding area have been redeveloped for high density residential uses. Therefore the site is considered suitable for redevelopment to a residential use.			
Site Available:	✓	The site has been submitted to the District Plan consultation and is therefore considered to be available for development. Landowner has indicated that the site will be available for development in the medium term.			
Site Achievable:	✓	Site is located in a town centre location close to services and transport links. Market price and demand likely to reflect this. Cost factors judged to be average.			
Constraints / Action required:	Site is within 7km of Ashdown Forest, a European designated area under the Habitats Directive, and development will require mitigation as set out in draft District Plan policy DP 15.				
Net developable area (ha): 0.14		Proposed site density (dph): 4 Flatted- 50-100+			
Deliverable (1-5 years)	✗	0	Dwellings		
Developable (6-10 years)	✓	24	Dwellings		
Developable (11 years +)	✗	0	Dwellings		
Not Currently developable	✗				
Overall Conclusion	Site is a previously developed site in a central location. Whilst the loss of a commercial use is regrettable, the redevelopment of the site for residential use is considered to be acceptable.				

Site Reference:	768 ()	Parish	EG	Ward	
Site location	Martells Store, 1-4 Normans Gardens and 38A Queens Road, East Grinstead				
Site use(s):	U091 - Shops	U071 - Dwellings			
Gross site area	0.50 hectares				
Site Suitable:	✓	Highly sustainable central location suitable for residential development. Allocated in emerging Neighbourhood Plan for a mixed use redevelopment including the provision of residential units.			
Site Available:	✓	A planning application has been submitted for the site so it is considered to be available for development.			
Site Achievable:	✓	As the site is currently being brought forward for development it is considered to be viable for development. However, there have been previous schemes for the redevelopment of the site in the 1980's and 1990's which were not implemented. It is not clear what the timeframe for bringing the site forward for development will be so it is considered to be developable within 6 - 10 years.			
Constraints / Action required:	Scale of development to be in keeping with the character of the area. Residential amenity of existing and future occupiers. Site is within 7km of Ashdown Forest, a European designated area under the Habitats Directive, and development will require mitigation as set out in draft District Plan policy DP15.				
Net developable area (ha): 0.50		Proposed site density (dph): 4 Flatted- 50-100+			
Deliverable (1-5 years)	✗	0	Dwellings		
Developable (6-10 years)	✓	100	Dwellings		
Developable (11 years +)	✗	0	Dwellings		
Not Currently developable	✗				
Overall Conclusion	<p>July 2017 – Site has planning permission (commitment)</p> <p>This is a town centre site that is being brought forward for development as part of a mixed use scheme. It is therefore considered that the development of the site is a viable proposal at this time. The site is considered to be developable in years 6-10.</p>				

Site Reference:	769 ()	Parish	EG	Ward	
Site location	Queens Road Car Park, East Grinstead				
Site use(s):	U053 - Car Parks				
Gross site area	0.49 hectares				
Site Suitable:	✓	A town centre sustainable location. Currently in use a car park. Potential to redevelop site as part of a mixed use scheme, whilst retaining car park use on the site.			
Site Available:	✗	The site is not currently been actively promoted for development and therefore is not considered to be available for development.			
Site Achievable:	✗	It was originally proposed that this site came forward for development alongside the adjacent site (Martells, Queens Walk site 768). A planning application for the redevelopment to the adjacent site has been submitted so it is unclear if this site can viability come forward for development in isolated. The site is therefore not considered to be achievable.			
Constraints / Action required:	Scale of development to be in keeping with the character of the area. Residential amenity of existing and future occupiers. Retention of sufficient car parking within the town centre. Site is within 7km of Ashdown Forest, a European designated area under the Habitats Directive, and development will require mitigation as set out in draft District Plan policy DP15.				
Net developable area (ha): 10		Proposed site density (dph): 4 Flatted- 50-100+			
Deliverable (1-5 years)	✗	0	Dwellings		
Developable (6-10 years)	✗	0	Dwellings		
Developable (11 years +)	✗	0	Dwellings		
Not Currently developable	✓				
Overall Conclusion	This town centre site is suitable for residential development as part of a mixed use scheme that retains car parking within the town centre. However, it is not clear if the redevelopment of this site in isolation would be viable.				

Site Reference:	770 ()	Parish	EG	Ward	
Site location	Land south and west of Imberhorne Upper School, Imberhorne Lane, East Grinstead				
Site use(s):	U011 - Agriculture	U083 - Education			
Gross site area	51 hectares				
Site Suitable:	✘	In part the Mid Sussex Landscape Capacity Study considers this area as having a medium - high capacity for development. The eastern part of the site, incorporating land to the east of Imberhorne Farm, is considered to be the best related to the existing settlement of East Grinstead. The site is easily accessible to services although the western most part of the site is less accessible by foot. The majority of the site is within 800m of a bus stop but new routes could be considered as part of a larger development. The southern boundary is adjacent to a SNCI. There are small amounts of Ancient Woodland adjacent to the site and listed buildings that will require suitable mitigation. The impact of the development on the strategic highway network is a primary consideration for the development of this site. Until it can be demonstrated that the transport impacts can be successfully be mitigated the site is not considered suitable for development.			
Site Available:	✓	The site has been promoted to the District Plan and is therefore considered to be available for development.			
Site Achievable:	✓	The development of this greenfield site is considered to be achievable. The proposal involve the relocation of Imberhorne Lower School to the Upper School site at Imberhorne lane. It is anticipated that 4ha of land will be made available for this. However, this is unlikely to effect the viability of the scheme.			
Constraints / Action required:	Would require Allocation through relevant DPD. Site is adjacent to listed buildings and will require mitigation. Major constraints include ancient woodland, SNCI, Unimproved Grassland. Buffer zones and enhancement required for Ancient Woodland and SNCI and other measures. Issues of site access and impact of development upon local road infrastructure. Impact of development in terms of visitor numbers and potential traffic increases upon Ashdown Forest SAC/SPA. Development will require a full package of transport infrastructure improvements including sustainable transport alternatives to the car. Site includes several listed buildings including the Grade II* 1-3 Imberhorne Farm Cottages and adjacent Gulledge. Site is within 7km of Ashdown Forest, a European designated area under the Habitats Directive, and development will require mitigation as set out in draft District Plan policy DP15.				
Net developable area (ha):	15.2	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 site is on the western edge of East Grinstead and is a relatively unconstrained site. Before the site can be considered suitable for development further information to demonstrate that the impact on the strategic highway network can be successfully mitigated. The proposal would facilitate the consolidation of Imberhorne School onto a single site at Imberhorne Lane.				

East Grinstead – Excluded Sites

SHLAA ID	54	Site Reference	EG/D/03	Site location / address:	land adjacent to Woodside, Medway Drive, East Grinstead			
Site Area (ha)	0.175	Grid Reference:	538990 136825	Parish	EG	Ward	D	
Reason for Exclusion: Site is wholly outside and unrelated to existing settlement built up area boundary which would make it unacceptable for development. Site is excluded from assessment in accordance with the Methodology (2015, paragraph 3.13).								
SHLAA ID	55	Site Reference	EG/D/04	Site location / address:	Land at Coombe Hill Road, East Grinstead			
Site Area (ha)	3	Grid Reference:	538755 137080	Parish	EG	Ward	D	
Reason for Exclusion: Site is wholly outside and unrelated to existing settlement built up area boundary which would make it unacceptable for development. Site is excluded from assessment in accordance with the Methodology (2015, paragraph 3.13).								
SHLAA ID	56	Site Reference	EG/E/01	Site location / address:	Land south of 17 College Lane, East Grinstead			
Site Area (ha)	0.06	Grid Reference:	539810 138075	Parish	EG	Ward	E	
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	60	Site Reference	AD/01	Site location / address:	Land at the Spinney, Lewes Road, East Grinstead			
Site Area (ha)	0.41	Grid Reference:	540896 137402	Parish	EG	Ward		
Reason for Exclusion: Site is wholly outside and unrelated to existing settlement built up area boundary which would make it unacceptable for development. Site is excluded from assessment in accordance with the Methodology (2015, paragraph 3.13).								
SHLAA ID	185	Site Reference	EG/D/12	Site location / address:	Sunnyside Cottages, Harwoods Lane, East Grinstead			
Site Area (ha)	0.17	Grid Reference:	539660 136955	Parish	EG	Ward	D	
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	198	Site Reference	EG/D/10	Site location / address:	Land off West Hoathly Road, East Grinstead			
Site Area (ha)	1.8	Grid Reference:	539217 136680	Parish	EG	Ward	D	
Reason for Exclusion: Site is wholly outside and unrelated to existing settlement built up area boundary which would make it unacceptable for development. Site is excluded from assessment in accordance with the Methodology (2015, paragraph 3.13).								
SHLAA ID	255	Site Reference	EG/D/09	Site location / address:	Boyles Farm, East Grinstead			
Site Area (ha)	3.65	Grid Reference:	539575 136567	Parish	EG	Ward	D	
Reason for Exclusion: Site is wholly outside and unrelated to existing settlement built up area boundary which would make it unacceptable for development. Site is excluded from assessment in accordance with the Methodology (2015, paragraph 3.13).								
SHLAA ID	336	Site Reference	EG/A/08	Site location / address:	St. Margaret's Loop, East Grinstead			
Site Area (ha)	3	Grid Reference:	538734 138658	Parish	EG	Ward	A	
Reason for Exclusion: Whole site is designated SNCI therefore excluded from assessment in accordance with the Methodology (2015, paragraph 3.13).								

SHLAA ID	376	Site Reference	EG/D/11	Site location / address:	1-2 Railway Cottage, Tanyard Avenue, East Grinstead			
Site Area (ha)	0.15	Grid Reference:	540126 137823	Parish	EG	Ward	D	
Reason for Exclusion: Application refused for five dwellings. 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	385	Site Reference	EG/E/06	Site location / address:	24-26 Moat Road, East Grinstead			
Site Area (ha)	0.05	Grid Reference:	539086 138577	Parish	EG	Ward	E	
Reason for Exclusion: It is unlikely that this site will yield 6 or more units and is therefore excluded from assessment in accordance with the Methodology (2015, paragraph 3.13).								

SHLAA ID	391	Site Reference	EG/C/08	Site location / address:	88 Holtye Road, East Grinstead			
Site Area (ha)	0.3	Grid Reference:	539984 139072	Parish	EG	Ward	C	
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	410	Site Reference	EG/E/27	Site location / address:	The Centre, 201-203 London Road, East Grinstead			
Site Area (ha)	0.04	Grid Reference:	538998 138525	Parish	EG	Ward	E	
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	414	Site Reference	EG/E/15	Site location / address:	43-45 Cantelupe Road, East Grinstead			
Site Area (ha)	0.05	Grid Reference:	539511 138176	Parish	EG	Ward	E	
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	431	Site Reference	EG/B/12	Site location / address:	Harvestfield, London Road, East Grinstead			
Site Area (ha)	0.17	Grid Reference:	538149 139136	Parish	EG	Ward	B	
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	595	Site Reference	EG/A/31	Site location / address:	Land at Brookhurst, Furze Lane, East Grinstead			
Site Area (ha)		Grid Reference:	537765 139564	Parish	EG	Ward	A	
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	637	Site Reference	EG/E/43	Site location / address:	Sadlers Yard, West Street, East Grinstead			
Site Area (ha)		Grid Reference:		Parish	EG	Ward	E	
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	676	Site Reference		Site location / address:	Land south of 61 Crawley Down Road, Felbridge			
Site Area (ha)	1.3		Grid Reference:	536714 139427	Parish	EG	Ward	A
Reason for Exclusion: Recent appeal decision dismissed. 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	681	Site Reference		Site location / address:	Land north Kingsmead, Turners Hill Road, East Grinstead			
Site Area (ha)	2.0		Grid Reference:	537237 136312	Parish	EG	Ward	D
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)								

SHLAA ID	727	Site Reference		Site location / address:	Overshaw Cottage, Lewes Road, East Grinstead			
Site Area (ha)	0.18		Grid Reference:	540438 137830	Parish	EG	Ward	
Reason for Exclusion: Site unlikely to yield more than 6 dwellings therefore excluded from assessment in accordance with the methodology (2015 paragraph 3.13)								

East Grinstead - Commitments

SHLAA ID	52	Site Reference	EG/C/02	Site location / address:	Land rear of 240 - 258 Holtye Road and land adjoining Ashplats House, Holtye Road, East Grinstead				
Gross site area (ha)	5.6	Net developable area (ha):	5.4	Proposed site density (dph):	1 Lower- 30	Grid Ref:	540825 139185		
Allocated Local Plan:	x	Allocated Small Scale Housing DPD:	✓	Neighbourhood Plan Allocated:	x	Full Planning Permission:	✓	Outline Planning Permission:	x
Deliverable (1-5 years)	✓	8 Dwellings							
Developable (6-10 years)	x	0 Dwellings							
Developable (11 years +)	x	0 Dwellings							
Overall Conclusion	8 units remain.								

SHLAA ID	96	Site Reference	EG/C/09	Site location / address:	Stonequarry Woods, East Grinstead				
Gross site area (ha)	1.9	Net developable area (ha):	1.9	Proposed site density (dph):	1 Lower- 30	Grid Ref:	539750 139400		
Allocated Local Plan:	✓	Allocated Small Scale Housing DPD:	x	Neighbourhood Plan Allocated:	x	Full Planning Permission:	x	Outline Planning Permission:	x
Deliverable (1-5 years)	x	0 Dwellings							
Developable (6-10 years)	x	0 Dwellings							
Developable (11 years +)	✓	40 Dwellings							
Overall Conclusion	This site has been allocated in the Local Plan and is therefore considered suitable for development. The site is located in an attractive, predominately residential area close to several local amenities including local shops and a primary school. There has been no movement to bring this site forward in recent years, however it is considered that the site would become available in the longer term.								

SHLAA ID	97	Site Reference	EG/E/16	Site location / address:	Land to the south of Old Convent, Moat Road, East Grinstead				
Gross site area (ha)	2.4	Net developable area (ha):		Proposed site density (dph):	1 Lower- 30	Grid Ref:	539270 138817		
Allocated Local Plan:	x	Allocated Small Scale Housing DPD:	✓	Neighbourhood Plan Allocated:	x	Full Planning Permission:	✓	Outline Planning Permission:	x
Deliverable (1-5 years)	✓	56 Dwellings							
Developable (6-10 years)	x	0 Dwellings							
Developable (11 years +)	x	0 Dwellings							
Overall Conclusion	Permission granted for this site and 98 Adj to Moatfield surgery, St Michaels Road as one scheme. Commenced.								

SHLAA ID	101	Site Reference	EG/E/22	Site location / address:	Tennis and Squash Club, Ship Street, East Grinstead				
Gross site area (ha)	0.8	Net developable area (ha):	0.8	Proposed site density (dph):	3 Higher- 50	Grid Ref:	539480 137800		
Allocated Local Plan:	✓	Allocated Small Scale Housing DPD:	x	Neighbourhood Plan Allocated:	x	Full Planning Permission:	x	Outline Planning Permission:	x
Deliverable (1-5 years)	x	0 Dwellings							
Developable (6-10 years)	x	0 Dwellings							
Developable (11 years +)	x	0 Dwellings							
Overall Conclusion	Local Plan allocated site in an attractive location. There is a reasonable prospect that the site will be developable however no intention of site owners to leave the site. Site is not currently considered available.								

SHLAA ID	102	Site Reference	EG/B/03	Site location / address:	Land at the junction of Windmill Lane and London Road					
Gross site area (ha)	0.4	Net developable area (ha):	0.4	Proposed site density (dph):	4 Flatted- 50-100+	Grid Ref:	538641 138863			
Allocated Local Plan:	x	Allocated Small Scale Housing DPD:	✓	Neighbourhood Plan Allocated:	x	Full Planning Permission:	x	Outline Planning Permission:	x	
Deliverable (1-5 years)		✓	0 Dwellings							
Developable (6-10 years)		x	0 Dwellings							
Developable (11 years +)		✓	35 Dwellings							
Overall Conclusion	Allocated site (Small Scale Housing Allocations Document and emerging Neighbourhood Plan) therefore site is considered suitable for development. Planning application refused in 2008 on the grounds of design and the layout of the scheme including impact upon neighbouring amenities. Discussions held regarding a reapplication but no movement since 2008. Therefore delivery of this site is considered more likely over the long term.									

SHLAA ID	259	Site Reference	EG/A/32	Site location / address:	218 London Road, East Grinstead.					
Gross site area (ha)	0.06	Net developable area (ha):		Proposed site density (dph):	4 Flatted- 50-100+	Grid Ref:	538888 138549			
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)		✓	14 Dwellings							
Developable (6-10 years)		x	0 Dwellings							
Developable (11 years +)		x	0 Dwellings							
Overall Conclusion	Site has planning permission for 14 units.									

SHLAA ID	313	Site Reference	EG/E/11	Site location / address:	Farrington House, Wood Street, East Grinstead					
Gross site area (ha)	0.09	Net developable area (ha):		Proposed site density (dph):	3 Higher- 50	Grid Ref:	538947 138317			
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)		✓	41 Dwellings							
Developable (6-10 years)		x	0 Dwellings							
Developable (11 years +)		x	0 Dwellings							
Overall Conclusion	Extant permission for 41 units, commenced in 2011.									

SHLAA ID	409	Site Reference	EG/E/30	Site location / address:	Sussex House, London Road, East Grinstead					
Gross site area (ha)	0.24	Net developable area (ha):	0.24	Proposed site density (dph):	4 Flatted- 50-100+	Grid Ref:	539149 138320			
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)		✓	8 Dwellings							
Developable (6-10 years)		x	0 Dwellings							
Developable (11 years +)		x	0 Dwellings							
Overall Conclusion	Extant planning permission to provide an additional 8 residential units. 35 units in total.									

SHLAA ID	412	Site Reference	EG/E/18	Site location / address:	1 Christopher Road, East Grinstead				
Gross site area (ha)	0.09	Net developable area (ha):		Proposed site density (dph):	4 Flatted- 50-100+	Grid Ref:	539463 138272		
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)	✓	26 Dwellings							
Developable (6-10 years)	x	0 Dwellings							
Developable (11 years +)	x	0 Dwellings							
Overall Conclusion	Planning permission for conversion and extension to form 26 units.								

SHLAA ID	439	Site Reference	EG/C/07	Site location / address:	St. Lukes House and St. Lukes Church, Holtye Avenue, East Grinstead				
Gross site area (ha)	0.14	Net developable area (ha):	0.14	Proposed site density (dph):	4 Flatted- 50-100+	Grid Ref:	540049 139458		
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)	✓	14 Dwellings							
Developable (6-10 years)	x	0 Dwellings							
Developable (11 years +)	x	0 Dwellings							
Overall Conclusion	Planning permission for 14 units.								

SHLAA ID	444	Site Reference	EG/E/25	Site location / address:	Warrenside, College Lane, East Grinstead				
Gross site area (ha)	0.17	Net developable area (ha):	0.15	Proposed site density (dph):	3 Higher- 50	Grid Ref:	539848 138231		
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)	✓	14 Dwellings							
Developable (6-10 years)	x	0 Dwellings							
Developable (11 years +)	x	0 Dwellings							
Overall Conclusion	Extant permission for 14 units.								

SHLAA ID	449	Site Reference	EG/E/29	Site location / address:	4 - 6 Swan Court, London Road, East Grinstead				
Gross site area (ha)	0.022	Net developable area (ha):		Proposed site density (dph):	4 Flatted- 50-100+	Grid Ref:	539464 137990		
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)	✓	3 Dwellings							
Developable (6-10 years)	x	0 Dwellings							
Developable (11 years +)	x	0 Dwellings							
Overall Conclusion	Prior approval granted for the conversion to 6 flats (implemented) and extension for 3 units.								

SHLAA ID	513	Site Reference	EG/C/13	Site location / address:	Land corner of Holtye Road/ Blackwell Farm Road, East Grinstead				
Gross site area (ha)	0.55	Net developable area (ha):	0.55	Proposed site density (dph):	2 Medium- 40	Grid Ref:	539726 138805		
Allocated Local Plan:	x	Allocated Small Scale Housing DPD:	x	Neighbourhood Plan Allocated:	x	Full Planning Permission:	x	Outline Planning Permission:	✓
Deliverable (1-5 years)	✓	10 Dwellings							
Developable (6-10 years)	x	Dwellings							
Developable (11 years +)	x	0 Dwellings							
Overall Conclusion	Permission granted for the redevelopment of the site.								

SHLAA ID	524	Site Reference	EG/E/35	Site location / address:	Caffyns garage, King Street, East Grinstead				
Gross site area (ha)	0.21	Net developable area (ha):	0.21	Proposed site density (dph):	4 Flatted- 50-100+	Grid Ref:	539452 138199		
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)	✓	12 Dwellings							
Developable (6-10 years)	x	0 Dwellings							
Developable (11 years +)	x	0 Dwellings							
Overall Conclusion	Permission for 12 apartments as part of a mixed use scheme.								

SHLAA ID	548	Site Reference	EG/A/28	Site location / address:	Land at rear of and including 17 Copthorne Road, Felbridge				
Gross site area (ha)	1.36	Net developable area (ha):	1.3	Proposed site density (dph):	2 Medium- 40	Grid Ref:	537079 139551		
Allocated Local Plan:	x	Allocated Small Scale Housing DPD:	x	Neighbourhood Plan Allocated:	x	Full Planning Permission:	x	Outline Planning Permission:	✓
Deliverable (1-5 years)	✓	25 Dwellings							
Developable (6-10 years)	x	0 Dwellings							
Developable (11 years +)	x	0 Dwellings							
Overall Conclusion	Planning permission for 25 units.								

SHLAA ID	577	Site Reference	EG/E/39	Site location / address:	St James House, 150 London Road, East Grinstead				
Gross site area (ha)	0.28	Net developable area (ha):	0.28	Proposed site density (dph):	4 Flatted- 50-100+	Grid Ref:	539089 138371		
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)	✓	41 Dwellings							
Developable (6-10 years)	x	0 Dwellings							
Developable (11 years +)	x	0 Dwellings							
Overall Conclusion	3 applications for the site giving a total of 41 units on the site.								

SHLAA ID	639	Site Reference	EG/E/45	Site location / address:	Parish Hall, De La Warr Road, East Grinstead				
Gross site area (ha)	0.06	Net developable area (ha):		Proposed site density (dph):	4 Flatted- 50-100+	Grid Ref:	539658 138172		
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)	✓	8 Dwellings							
Developable (6-10 years)	x	0 Dwellings							
Developable (11 years +)	x	0 Dwellings							
Overall Conclusion	Permission granted for the redevelopment of the site for 8 units.								

SHLAA ID	696	Site Reference		Site location / address:	1 -25 Bell Hammer, East Grinstead				
Gross site area (ha)	0.35	Net developable area (ha):	0.35	Proposed site density (dph):	1 Lower- 30	Grid Ref:	539436 137861		
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)	✓	3 Dwellings							
Developable (6-10 years)	x	0 Dwellings							
Developable (11 years +)	x	0 Dwellings							
Overall Conclusion	Planning permission granted for the redevelopment of the site.								

SHLAA ID	697	Site Reference		Site location / address:	Garland Court, Garland Road, East Grinstead				
Gross site area (ha)	0.25	Net developable area (ha):	0.25	Proposed site density (dph):	4 Flatted- 50-100+	Grid Ref:	538789 138488		
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)	✓	49 Dwellings							
Developable (6-10 years)	x	0 Dwellings							
Developable (11 years +)	x	0 Dwellings							
Overall Conclusion	Planning permission granted for the change of use of the site.								

SHLAA ID	737	Site Reference		Site location / address:	Mead House, Cantelupe Road, East Grinstead				
Gross site area (ha)	0.17	Net developable area (ha):		Proposed site density (dph):		Grid Ref:	539581 138069		
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)	✓	5 Dwellings							
Developable (6-10 years)	x	0 Dwellings							
Developable (11 years +)	x	0 Dwellings							
Overall Conclusion	Partially implemented 5 units remain in extension to building.								

SHLAA ID	746	Site Reference		Site location / address:	Land south of Phoenix House, Cantelupe Road, East Grinstead				
Gross site area (ha)	0.10	Net developable area (ha):	0.10	Proposed site density (dph):	3 Higher- 50	Grid Ref:	539529 138091		
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)	✓	12 Dwellings							
Developable (6-10 years)	x	0 Dwellings							
Developable (11 years +)	x	0 Dwellings							
Overall Conclusion	The site is a previously developed side in the town centre, close to local services and transport links. The site is considered suitable for development. Resolution to grant planning permission January 2016.								

SHLAA ID	758	Site Reference		Site location / address:	151 London Road, East Grinstead				
Gross site area (ha)	0.06	Net developable area (ha):	0.06	Proposed site density (dph):	4 Flatted- 50-100+	Grid Ref:	539159 138413		
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)	✓	16 Dwellings							
Developable (6-10 years)	x	0 Dwellings							
Developable (11 years +)	x	0 Dwellings							
Overall Conclusion	Site has planning permission for the redevelopment for 16 units.								

SHLAA ID	759	Site Reference		Site location / address:	Tower Car Sales, Tower Close, East Grinstead				
Gross site area (ha)	0.05	Net developable area (ha):	0.05	Proposed site density (dph):	4 Flatted- 50-100+	Grid Ref:	53894 138543		
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	Site has full planning permission for 7 units								

SHLAA ID	766	Site Reference		Site location / address:	Home, 3 Cantelupe Mews, East Grinstead				
Gross site area (ha)	0.009	Net developable area (ha):		Proposed site density (dph):		Grid Ref:	539494 138167		
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)	✓	8 Dwellings							
Developable (6-10 years)	x	0 Dwellings							
Developable (11 years +)	x	0 Dwellings							
Overall Conclusion	Prior approval for 8 units								

SHLAA ID	773	Site Reference		Site location / address:	Superdrug, 78 London Road, East Grinstead				
Gross site area (ha)	0.44	Net developable area (ha):		Proposed site density (dph):		Grid Ref:	539360 138182		
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 for 7 units.								