

East Grinstead Transportation Advice – 2nd Stage

Report of Tasks 1 & 2

Final Report

Notice

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1. Introduction

1.1 Background

As part of a study commissioned by the Department for Transport (DfT), Atkins Transport Planning and Management (Atkins) undertook an initial strategic study examining transportation issues relating to the delivery of approximately 2,500 dwellings in East Grinstead. Previous work has shown that a bypass would be required in order to alleviate traffic within the town in order to accommodate increased development traffic. Atkins' study put forward an outline strategy for improving sustainable transport and some suggestions for upgrades to key junctions on the A22 London Road that could be implemented to enable a proportion of development to come forward without the need for a major transportation intervention.

Additional advice and understanding is required by Mid-Sussex Distinct Council on some of the issues raised in the Stage 1 Report of March 2009 (March 2009 Report) to inform decisions on development allocations within its emerging Core Strategy. The Council also requires further clarification of the methodology and assumptions contained within the March 2009 Report to provide greater confidence in the outputs, particularly in relation to the development capacity indicated in the report.

1.2 Methodology

Our proposed methodology is in response to the deliverables set out in the brief that was provided as part of the invitation to tender for the project (Appendix A), and a meeting between Atkins and West Sussex County Council, Mid Sussex District Council and East Grinstead Town Council (The Councils) on the 21st of July 2009.

Task 1

We will provide further clarification of the detailed points (listed below) that have arisen out of our report provided to the Councils in March 2009.

- a) Provide clarification of the assumptions used to derive the levels of new housing (taken from TEMPRO) in Stage 1 and the consistency with the most up to date housing projections published Mid Sussex District Council. We will make a comparison and check the consistency between TEMPRO data for East Grinstead with the proposed level of housing and its geographical distribution identified by Mid Sussex District Council. Where possible we will distribute and assign this traffic where it is likely to impact upon the network. This would be dependant on the TEMPRO dataset being of a sufficient level of detail.
- b) Provision of a justification of the use of a five percent traffic threshold used in the March 2009 report. The justification will take account of proposed local junction improvements on the A22 within the town that are to be provided as part of Task 3 of the commission. Prior to undertaking the detailed junction modelling outlined in Task 3b, we will provide our professional opinion on the likely additional capacity that may be obtained if the improvements outlined in Task 3a were to be implemented.
- c) Provide a written analysis of the potential likely impact upon the analysis within the March 2009 report of not including non-surveyed cross-cordon movements such as Crawley Down Road, Imberhorne Lane, Dunnings Road, and Wilderwick Road. We will provide reference to the likely impact upon these local roads as a result of the growth in traffic and the delivery of additional capacity at the A22 junctions.

- d) Provide evidence to support and demonstrate the achievability of the reduction in vehicular trips that were set out in the March 2009 report. This work will also take into consideration the potential impact of the Thameslink proposals on travel characteristics in East Grinstead.
- e) A written commentary on the likely impacts of a reduction of employment levels in East Grinstead, with specific reference to being able to achieve sustainable patterns of transport. Specifically, we will provide a qualitative assessment of any potential relationship between a reduction in the scale of employment to be provided and the level of internalisation of trips that could be achieved.
- f) Provision of evidence that greater levels of internalisation can be achieved, thus assisting in reducing the vehicular trip rates. This will look at internalisation of trips in the development site and provide evidence and examples, using reasonably comparable towns, where this has been achieved.
- g) Provide evidence to demonstrate how a 10 percent modal shift away from existing vehicular trips might be achieved in East Grinstead. We will provide an outline framework of a sustainable transport strategy for the town that not only will achieve a more sustainable modal share for the strategic development, but that will also deliver modal shift of existing vehicular trips.

Task 2

Where the work within Task 1 results in changes to the original assumptions in the March 2009 Report we will revise the spreadsheet model and update the outputs with regards to the level of strategic housing that can be delivered without the need for a major transport intervention, specifically a bypass of the town.

Task 2 will also be required to be undertaken once the detailed traffic modelling of the junctions as part of Task 3b has been completed to take account of more refined capacity benefits that can be achieved through the improvements.

Task 3

Refine the designs for the proposed improvements to the junctions identified within the March 2009 report. As part of Task 3 we propose to:

Provide one outline design at a scale of 1:500, based upon Ordnance Survey data and onsite inspections, for each of the following junctions:

- A22 (London Road) with A264 (Moat Road);
- A22 (London Road) with A22 (Station Road);
- A22 (London Road) with Lingfield Road;
- A22 (London Road) with A264 (Cophorne Road); and,
- A22 (London Road) with Imberhorne Lane.

We will also provide a written report examining issues in relation to deliverability and provide an outline indicative construction cost for delivering the improvements.

The outline design for the A22 with Lingfield Road junction will also include an indicative alignment for the provision of a pedestrian and cycle bridge parallel to the existing road bridge across the disused railway line.

2. Task 1: Clarification of Stage 1 Report

2.1 Task 1a: Housing Projection Assumptions

2.1.1 Background

Atkins was provided with traffic survey data from the 2006 East Grinstead cordon traffic survey by WSCC. Traffic flows were considered at six key locations around East Grinstead as follows:

- Node 1: A264 Copthorne Road, west of Felbridge;
- Node 2: A22 north of East Grinstead;
- Node 3: A264 Holtye Road, east of East Grinstead;
- Node 5: A22 South of East Grinstead;
- Node 6: Lingfield Road; and
- Node 7: B2110 Turner’s Hill Road.

The AM and PM Peak Hours were first determined by totalling all the traffic passing the six nodes for each hour, then identifying the hourly period with the highest total volume of traffic for the AM and the PM periods. The AM Peak Hour was determined as 0745-0845 hours and the PM Peak Hour was determined as 1800-1900 hours. The AM Peak Hour was found to have the highest volume of vehicles, and thus only the AM Peak Hour was used for the assessment.

A growth rate was obtained from TEMPRO version 5.4 for the East Grinstead (main) zone to increase the 2006 flows to 2021 levels. The level and location of housing provision assumed by TEMPRO for the 2006-2021 period has been investigated as outlined below.

2.1.2 Housing assumptions within TEMPRO

TEMPRO Planning Data Version 5.4 Guidance Note

Firstly, the Department for Transport (DfT)’s “*TEMPRO Planning Data Version 5.4 Guidance Note*” (February 2008) was consulted. Table 4-5 of this document lists the regional planning documents used to produce district dwelling input assumptions. Section D3 of the South East Plan (March 2006) is identified as the planning document used for the South East.

Table H1 within Section D3 of the South East Plan identifies the housing provision and average annual growth rate for 2006-2026 for Mid Sussex as 14,100 and 705 dwellings respectively. However, housing provision for zones within Mid Sussex is not detailed. (It should be noted that the provision of dwellings within Mid Sussex from the March 2006 Draft South East Plan has been revised upwards to 17,100 dwellings as part of the May 2009 adopted South East Plan. However, this increase has not yet been incorporated into TEMPRO).

TEMPRO program

The TEMPRO program itself was therefore interrogated, which revealed housing assumptions for the East Grinstead (main) zone in Table 2.1 below, upon which the growth rate is based.

Table 2.1 – Standard housing assumptions for East Grinstead (main) zone within TEMPRO v5.4

Scenario	No. of households
2006	10,526
2021	12,535
Difference	2,009

No indication is provided regarding where this development is planned within the East Grinstead (main) zone.

2.1.3 Mid Sussex District Council’s Strategic Housing Land Availability Assessment

MSDC’s Strategic Housing Land Availability Assessment (SHLAA) was obtained to understand the latest predictions for planned housing development in East Grinstead in order to provide a robust assessment of the housing assumptions used in TEMPRO.

The growth rate derived from TEMPRO was for the East Grinstead (main) zone, and thus the planned housing development in the five East Grinstead wards identified within the SHLAA has been used to represent an equivalent geographical area. The five wards are as follows:

- East Grinstead Ashplats Ward;
- East Grinstead Baldwins Ward;
- East Grinstead Herontye Ward;
- East Grinstead Imberhorne Ward; and
- East Grinstead Town Ward.

Appendix 3 of the SHLAA (included as Appendix B in this report) provides a schedule of all identified sites considered through the SHLAA and the data is summarised in Table 2.2 below by each of the five wards between 2006 and 2026.

Table 2.2 – Proposed future dwellings within East Grinstead wards from MSDC’s SHLAA

Ward / scenario	Years 1-5	Years 5-10	Years 11+	Total
Ashplats	247	22	0	269
Baldwins	77	210	0	287
Herontye	39	0	0	39
Imberhorne	336	690	0	1026
Town	349	134	75	558
Total	1048	1056	75	2179

In order to consider the capacity for a strategic housing development at the Imberhorne Farm site, the housing provision for this site assumed within the SHLAA has been isolated for removal. The Imberhorne Farm development figures are shown in Table 2.3 below.

Table 2.3 – Proposed future housing at Imberhorne Farm from MSDC’s SHLAA

Development	Years 1-5	Years 5-10	Years 11+	Total
Imberhorne Farm	180	390	0	570

Table 2.4 then shows the proposed future housing within East Grinstead from the SHLAA without the strategic housing development at Imberhorne Farm, and shows the resulting proportion of development that is due to take place within each ward.

Table 2.4 - Proposed future housing within East Grinstead wards from MSDC’s SHLAA without the strategic housing development at Imberhorne Farm

Ward / scenario	Years 1-5	Years 5-10	Years 11+	Total	% of total
Ashplats	247	22	0	269	16.7%
Baldwins	77	210	0	287	17.8%
Herontye	39	0	0	39	2.4%
Imberhorne (without Imberhorne Farm)	156	300	0	456	28.3%
Town	349	134	75	558	34.7%
Total	868	666	75	1609	100%

2.1.4 Comparison of housing assumptions between the SHLAA and TEMPRO v5.4

It has been assumed that the dwellings scheduled for development in the “Years 11+” column would be in delivered by 2021. This means that the total housing provision for East Grinstead according to the SHLAA for the period 2009-2021 is 1,609 dwellings, which equates to 134 dwellings per year. Using this annual rate derived from the SHLAA means that the equivalent housing provision for the 2006-2021 period is 2,011 dwellings.

This figure is almost identical to the predicted housing provision assumed by TEMPRO v5.4 as shown in Table 2.1 (2,009 dwellings).

Thus the TEMPRO growth rates used in Stage 1 are considered suitable for calculating the growth within East Grinstead without the strategic housing development at Imberhorne Farm. These growth rates are shown in Table 2.5 below.

Table 2.5 – TEMPRO AM Peak Hour growth rates used in Stage 1

Growth Period	Arrivals	Departures
2006-2021	1.17	1.15

As a result, Table 2.6 below shows the overall inbound and outbound flows for the AM peak hour for the 2006 cordon surveys; 2021 flows using the TEMPRO growth rates; and, the difference between them, as used in Stage 1.

Table 2.6 – Overall AM Peak Hour traffic flows for 2006, 2021 and difference between them

Scenario	Direction	Overall traffic flow
2006	Total inbound	3122
	Total outbound	3200
2021	Total inbound	3665
	Total outbound	3680
Difference	Total inbound	543
	Total outbound	480

The “difference” figures show the additional traffic that is expected to be generated by developments in East Grinstead **without** the Imberhorne Farm development and reflects existing travel patterns.

2.1.5 Distribution and assignment of development traffic to road network

Having corroborated the TEMPRO growth rate assumed in Stage 1, the distribution of development traffic has been considered to understand where it is likely to impact upon the network.

This has been done by apportioning the 2006-2021 overall development traffic (without the Imberhorne Farm development) to the road network in proportion to the volume of proposed housing development within each ward, with the resulting figures shown in Table 2.7 below.

Table 2.7 – Apportionment of AM Peak Hour development traffic (minus the Imberhorne Farm development) by ward

Ward	% of total development	Total inbound flow	Total outbound flow
Ashplats	16.7%	91	80
Baldwins	17.8%	97	86
Herontye	2.4%	13	12
Imberhorne	28.3%	154	136
Town	34.7%	188	166
Total	100.0%	543	480

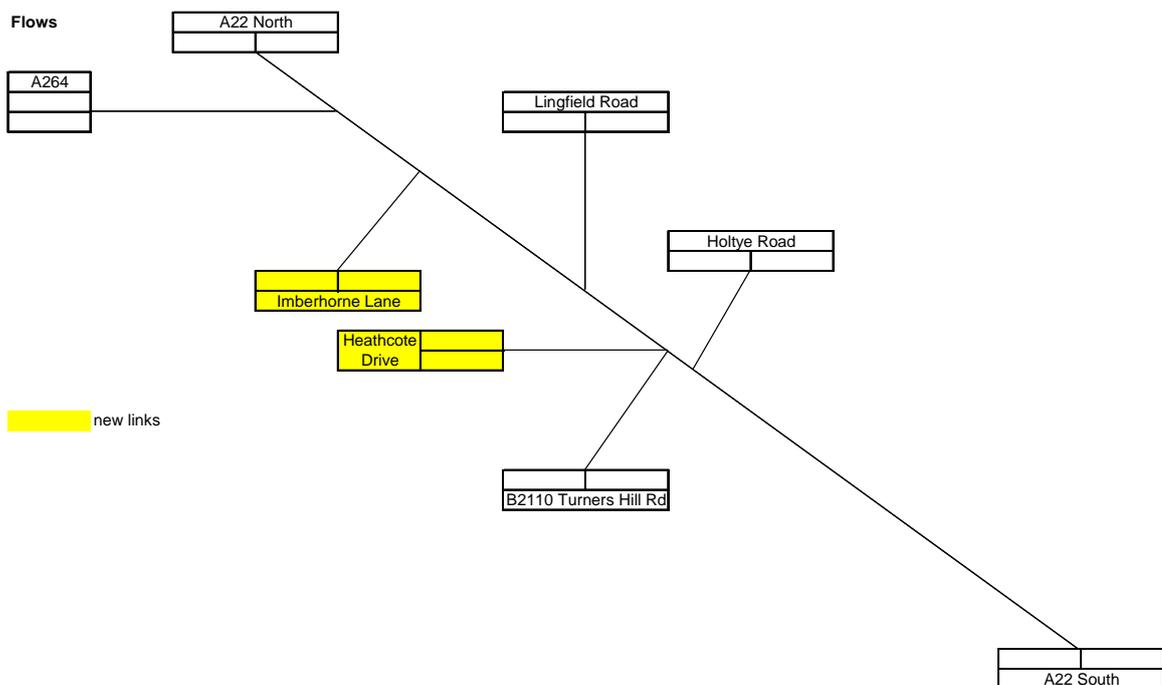
The development traffic for each ward has been assigned to the network using a “first principles” analysis, by identifying, where possible, the most likely node from the 2006 survey that traffic from each ward is likely to use as outlined in Table 2.8 below.

Table 2.8 – Assumed road used by traffic from each ward according to a “First Principles” analysis

Ward	Road
Ashplats	Holye Road
Baldwins	Lingfield Road
Herontye	50% B2110 Turners Hill Road / 50% Imberhorne Lane
Imberhorne	50% Imberhorne Lane / 50% Heathcote Drive
Town	Distribute between all arms in accordance with proportions from 2006 cordon survey data

It should be noted that Imberhorne Lane and Heathcote Drive did not form part of the 2006 cordon survey, but are the most obvious roads to use to access the A22 for development within the Imberhorne ward. Therefore, two new arms have been added to the network diagrams from Stage 1 as shown in Figure 2.1 below.

Figure 2.1 – Revised road network



In order to distribute development traffic from the town centre, the traffic distribution from 2006 cordon survey data as shown in Table 2.9 below has been used.

Table 2.9 – Distribution of AM Peak Hour traffic using 2006 cordon survey data

Road	Total inbound	Total outbound
A264	15.3%	24.8%
A22 North	15.1%	13.3%
Lingfield Road	10.2%	11.4%
Holtye Road	19.2%	9.1%
A22 South	21.4%	18.8%
B2110 Turners Hill Rd	18.7%	22.5%
Total	100%	100%

Table 2.10 shows the results of distributing traffic in accordance with the principles from Table 2.7, Table 2.8 and Table 2.9.

Table 2.10 – Distribution of AM Peak Hour development traffic without the strategic development at Imberhorne Farm to revised road network

Road	Total inbound	Total outbound	Total
A264	29	41	70
A22 North	28	22	50
Lingfield Road	116	105	221
Holtye Road	127	95	222
A22 South	40	31	71
B2110 Turners Hill Road	42	43	85
Heathcote Drive	77	68	145
Imberhorne Lane	84	74	158
Total	543	480	1023

The flows in Table 2.10 have been added to the 2006 cordon survey flows to show the anticipated traffic flows in 2021 without the strategic development at Imberhorne Farm. Figure 2.2 and Figure 2.3 below compare the anticipated 2021 traffic flows from Stage 1 with those for the revised network diagram without the strategic development at Imberhorne Farm. It should be noted that the traffic flows for the Imberhorne Lane and Heathcote Drive links only consist of development flows without the strategic development at Imberhorne Farm due to the lack of existing survey data on these roads. Likewise, these links did not appear within the Stage 1 network diagrams and thus no comparison can be made between Stage 1 and the revised network for these links.

Figure 2.2 – 2021 AM Peak Hour traffic flows from Stage 1

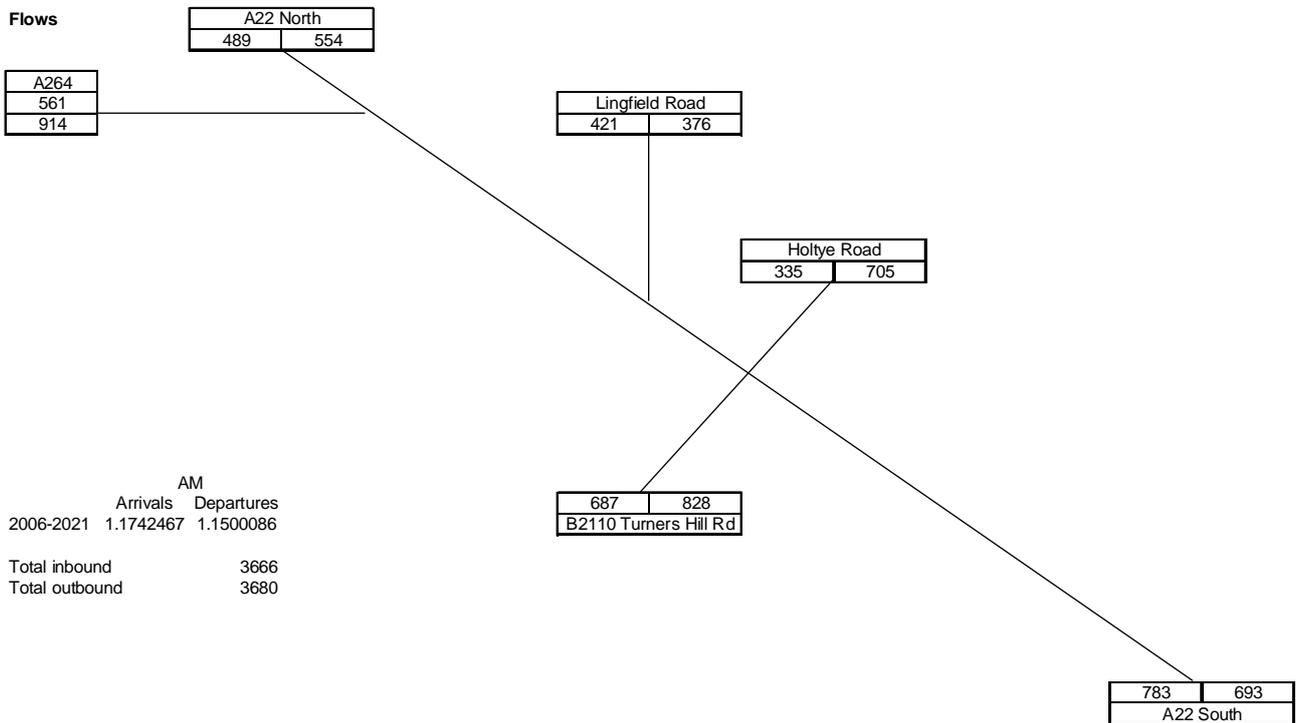


Figure 2.3 – 2021 AM Peak Hour traffic flows using revised network without the strategic development at Imberhorne Farm

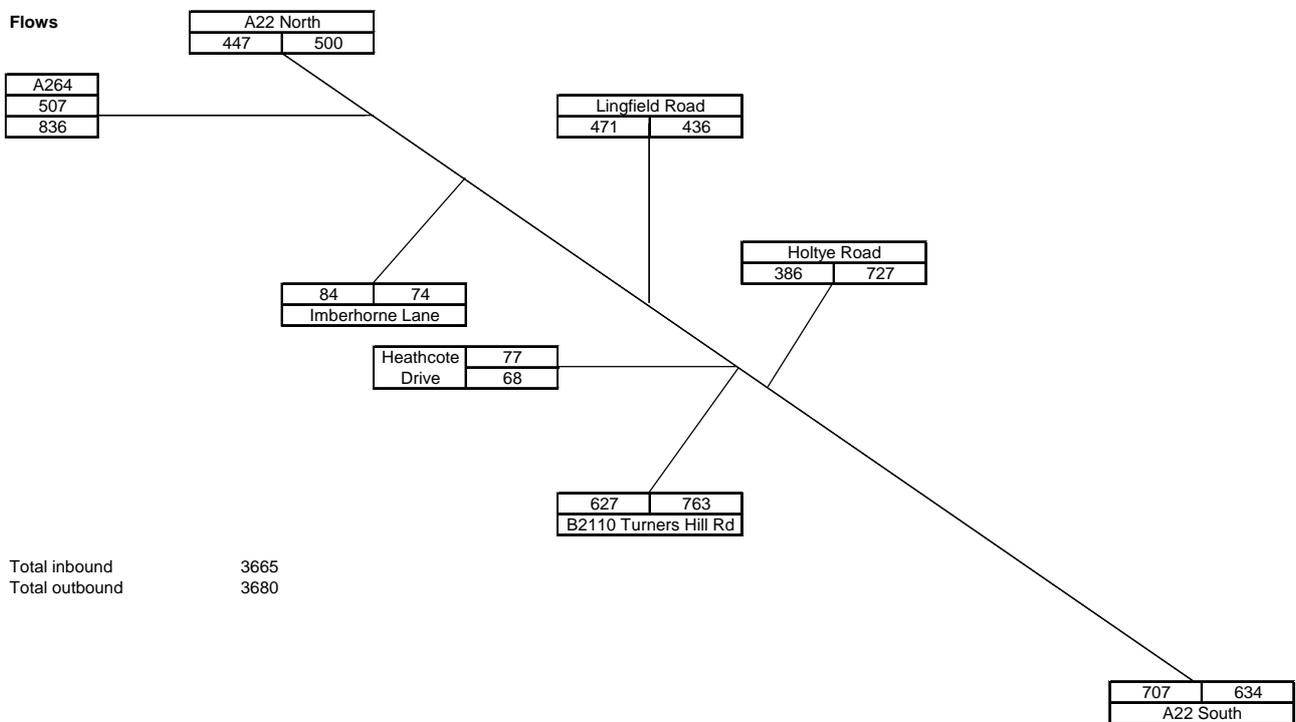


Figure 2.2 and Figure 2.3 above show that in comparison to Stage 1, the revised distribution of traffic shows that traffic flows at the following nodes have reduced:

- A264;
- A22 North;
- A22 South; and
- B2110 Turners Hill Road.

While traffic flows at the following nodes have increased:

- Lingfield Road; and
- Holtye Road.

The decreases can be explained by the revised distribution of traffic and addition of two new links. The Stage 1 flows were purely devised by increasing the flows at each node by the TEMPRO growth rate. The revised distribution considers the location of the development traffic. As a result, little traffic has been assigned to the A264, A22 North, A22 South and B2110 Turners Hill Road links, so that the flows are not as substantial as Stage 1. In addition, the total development traffic is the same as Stage 1, but has now also been assigned to the Imberhorne Lane and Heathcote Drive links.

Figure 2.4 shows the percentage increases associated with each node in comparison to the 2006 survey flows for the AM Peak Hour. It should be noted that no percentage increases are available with the Imberhorne Lane and Heathcote Drive links as these did not form part of the 2006 cordon survey.

Figure 2.4 – 2021 AM Peak Hour increases in traffic without the strategic development at Imberhorne Farm in comparison to 2006 cordon survey flows

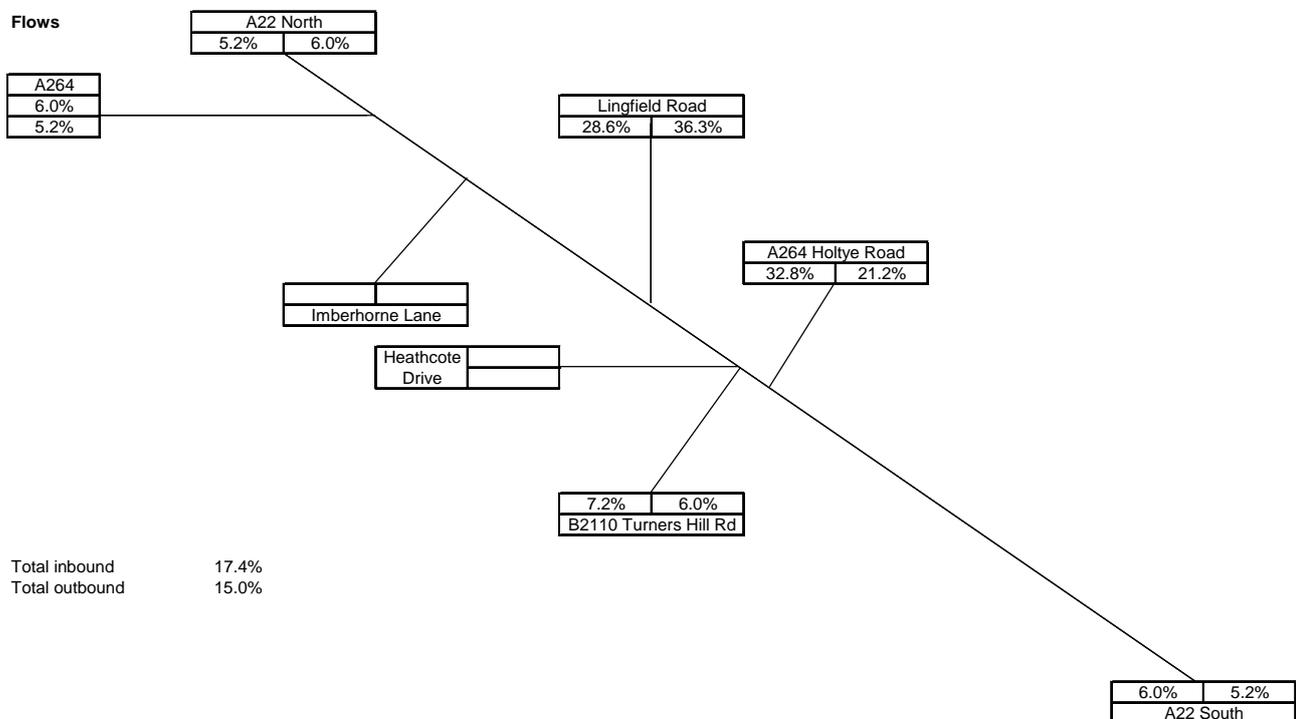


Figure 2.4 shows that overall traffic is anticipated to increase by between 15 and 18 percent, while the largest increases are associated with Lingfield Road, where increases of between 28 and 39 percent are anticipated. Figure 2.4 shows that the forecast percentage increases on the A22 (North and South) and A264 are lower than forecast in the Stage 1 report, while the percentage increases on Lingfield Road, B2110 Turners Hill Road and A264 Holtye Road are generally higher than forecast in the Stage 1 report.

2.2 Task 1b: Traffic Growth Threshold

Task 3 of the assignment involves refining the designs for the proposed improvements to the junctions identified within the March 2009 report - these are five key junctions along the A22 as outlined below.

- **Junction 1:** A22 (London Road) with A264 (Moat Road);
- **Junction 2:** A22 (London Road) with A22 (Station Road);
- **Junction 3:** A22 (London Road) with Lingfield Road;
- **Junction 4:** A22 (London Road) with Imberhorne Lane; and
- **Junction 5:** A22 (London Road) with A264 (Copthorne Road).

A separate technical note and design drawings have been produced for this task, and are included as Appendix C. Table 2.11 below summarises the professional opinion on the additional capacity benefits that are likely to result from these improvement measures. It should be noted that:

- No traffic flow data is available for these junctions and thus the assessment is indicative and based upon experience of the benefits observed from previous similar schemes;
- the potential for capacity increases would be decreased if substantial and consistent blocking-back is currently experienced through the junctions; and
- the estimated additional capacity benefits include the potential gains from linking signals, such as UTC or SCOOT.

Table 2.11 – Professional opinion on likely percentage traffic increases achievable at each of the five junctions as a result of improvements to the junctions

Junction	Improvement measures considered	Likely percentage capacity benefit
Junctions 1 and 2	Adding a 3rd lane through Moat Rd, and a 2nd lane for around 25m on the London Rd (NW) approach to Junction 1	up to 10%
Junction 3	Adding an additional traffic lane across the bridge	Up to 5%*
Junction 4	An additional third lane is proposed on London Rd (E)	At least 10%
Junction 5	Creation of an additional eastbound exit lane and the redesignation of one of the Copthorne Rd entry lanes (thus 2 lanes to be made available for right-turning traffic)	at least 5%

* the likely percentage capacity benefit of up to 5% associated with Junction 3 is in comparison to the existing junction (i.e. before the WSCC proposed improvements have been implemented).

Table 2.11 demonstrates that in the view of Atkins' Highway Engineers, junction capacity and operational efficiency can be increased at each of the junctions by between 5 and 10 percent (subject to detailed modelling) through the implementation of the schemes set out in Table 2.11 and Appendix C.

Therefore, it is considered that the five percent threshold put forward as part of Scenario 4 within our Stage 1 report is robust for the overall network. Higher capacity increases may be possible at individual junctions, such as Junctions 1, 2 and 4 (A22 / A264 Moat Road, A22 London Road / A22 Station Road and A22 / Imberhorne Lane junctions).

2.2.1 Third Party Land Issues

Four of the potential junction capacity and operational efficiency measures identified in the A22 Junction Study Report and summarised above indicate that delivery would potentially require the use of third party land or land not within the public highway. It is worth noting that this report and the A22 junction report are the thoughts of Atkins' Highway Engineers as potential measures and advice to West Sussex County Council. ***WSSC is not contemplating the acquisition of any third party land through negotiation or Compulsory Purchase Order process, in particular where such schemes affect private residential properties.***

Within this context Atkins has also been asked to consider what improvements could be delivered at each junction, and the potential percentage increase in capacity and operation, if the third party land was not utilised. This is considered below.

Junction 1

There is no requirement for third party land or non-highway land at this junction.

Junction 2

If third party land or non-highway land were not available then it would not be possible to deliver an additional straight ahead lane (eastward) outside the fire station. However, the introduction of modern traffic signals and management (UTC or SCOOT), in addition to the ability to deliver an additional lane as part of Junction 1, it is reasonable to conclude that there would still be an increase in capacity/operational efficiency of approximately five percent at this junction.

Junction 3

The third party land and/or non-highway land is required to deliver the pedestrian and cycle bridge, enabling removal of the footway on the northern side of the road bridge, rather than the highway improvements themselves. Without removal of this footway it is not possible to deliver the additional flare lane, reducing the capacity increase to the introduction of modern traffic signals and management (UTC or SCOOT). If the bridge could not be delivered, it is considered that the capacity/operational efficiency improvements are likely to be limited to between one and three percent in comparison to the existing junction (i.e. before the WSSC proposed improvements have been implemented). This could potentially be improved if the junction is linked to the signals that form part of Junctions 1 & 2.

Junction 4

If third party land or non-highway land were not available then it would not be possible to deliver an additional straight ahead lane (eastward). However, with the proposed introduction of modern traffic signals and management (UTC or SCOOT) and its linking to the signals of Junction 5, it is reasonable to conclude that there would be up to a maximum five percent increase in capacity/operational efficiency at this junction, depending upon the balance of traffic flows.

Junction 5

If third party land or non-highway land were not available then it may not be possible to deliver an additional straight ahead lane (eastward) exiting the junction. In that eventuality, and assuming the introduction of modern traffic signals and management (UTC or SCOOT) and its linking to the signals of Junction 4, it is reasonable to conclude that there would be up to a maximum five percent increase in capacity/operational efficiency at this junction, depending upon the balance of traffic flows. It should however be noted that the amount of third party / non-highway land required is very minimal and, at a detailed design stage, it may be possible to introduce all the potential measures within the confines of the public highway.

The potential highway measures are outline designs based upon OS Mapping of the existing situation. More detailed design will be required that will identify the full extent of the highway boundary and it may be possible that the measures identified could be delivered in full or in part

without encroachment onto third party / non-highway land. In addition, more detailed traffic surveys and modelling of these junctions would provide a more refined assessment of the capacity and efficiency improvements that these potential improvements will bring.

2.3 Task 1c: Assessment of Impact on Lower Classification Roads

2.3.1 Background

The 2006 cordon survey provided for use in Stage 1 was undertaken at seven nodes around East Grinstead. Several minor roads were omitted from the surveys. Task 1C involves consideration of the impact of these non-surveyed movements upon the analysis undertaken in Stage 1, with particular regard to Imberhorne Lane, Crawley Down Road, Dunnings Road and Wilderwick Road.

WSCC has indicated that these roads are used as local rat runs, but without proper survey data, it is not possible to draw any firm conclusions regarding the impact of these roads upon the Stage 1 analysis. Nor is it possible to draw any firm conclusions regarding the likely impact on these roads of making improvements to the five A22 junctions and building new housing developments in the vicinity. Thus, the analysis in this section is based on assumptions and a logical analysis of the likely outcomes.

In order to undertake a robust assessment of traffic flows around East Grinstead and to model operation of the existing junctions and proposed improvements to these junctions, a more comprehensive traffic survey would be required.

2.3.2 Effect of additional flow associated with non-surveyed roads

It is feasible that some traffic using Imberhorne Lane was not picked up by the 2006 cordon survey – specifically for developments between the A22 and Heathcote Drive. However, it is likely that the rest of the traffic using Imberhorne Lane would have been picked up by the A22 North and A264 nodes within the 2006 cordon survey due to the orientation of Imberhorne Lane.

The other three roads essentially join the East Grinstead road network within the cordon boundary and thus could feasibly add additional traffic to the network. This would mean that the overall traffic flows analysed in Stage 1 are likely to have a degree of underestimation.

However, the estimation of housing quantum that could be provided at the Imberhorne Farm site was based upon a five percent increase threshold in traffic flows crossing the survey cordon. Using this method, if additional flows were included from the four roads, the volume of trips that could be accommodated would be higher and thus it would be possible to develop more housing in East Grinstead using the spreadsheet analysis technique undertaken by Atkins. This is the limitation with this method. Without more detailed traffic survey data for the five junctions and associated modelling, it is not possible to ascertain the spare capacity in terms of traffic flows and hence develop a more accurate prediction of the scale of housing that could be developed on the Imberhorne Farm site based upon actual flows and capacities.

Making improvements to the five A22 junctions could reduce the incidence of rat running because more capacity would be provided along the A22 so not as much traffic would avoid it. However, by providing further housing within the vicinity, the resulting increase in traffic could negate the capacity increases of making junction improvements along the A22, and thus incidences of rat running could recur. The effects of this situation could be reduced by maximising sustainable mode share and internalisation associated with the new developments – a matter that is dealt with in tasks 1d and 1f respectively. Similarly, incidences of rat running could be discouraged by developing traffic calming/management measures along such roads.

2.3.3 Effects of housing development on non-surveyed roads

Table 2.12 shows the percentages of development associated with each ward within East Grinstead including the Imberhorne Farm development from the SHLAA.

Table 2.12 – Proportion of development in East Grinstead by ward including the Imberhorne Farm development

Ward	Proportion of development in East Grinstead
Ashplats	12.3%
Baldwins	13.2%
Herontye	1.8%
Imberhorne	47.1%
Town	25.6%
Total	100.0%

The greatest proportion of development is associated with the Imberhorne ward (47.1 percent) and thus it is likely that the greatest impact upon the four aforementioned roads will be associated with Imberhorne Lane in particular, but also with Crawley Down Road.

The second greatest proportion of development is associated with the Town ward (25.6 percent). However, this is likely to mainly affect the roads already included in the cordon survey.

Wilderwick Road joins Holtye Road, which runs through the Ashplats ward. The effect on this road is thus anticipated to be less than on Imberhorne Lane and Crawley Down Road, as the Ashplats ward represents 16.7 percent of future development in East Grinstead, while Wilderwick Road does not provide an obvious alternative route.

Dunnings Road leads to the Herontye ward, but this represents the smallest scale proportion of future development in East Grinstead (2.4 percent) and thus the impact on this road is anticipated to be the smallest of all four roads.

2.4 Task 1d: Evidence Supporting Levels of Reduced Vehicular Mode Share

Stage 1 involved a scenario (Scenario 2) whereby vehicle trip rates were reduced on the assumption that the mode share for sustainable modes could be increased. This section provides evidence for the proposed shift to sustainable modes.

Table 2.13 below summarises the existing modal split for employment journeys of residents based in the East Grinstead South and West wards (source: 2001 Census Journey to Work data) and the proposed modal split under the Increased Sustainable Mode Share Scenario (from the Stage 1 Report).

Table 2.13 – Mode share from 2001 census and Scenario 2 mode share from Stage 1 report

Mode of Transport	2001 census	Scenario 2 modal share
Train	9.8%	10%
Bus, minibus or coach	1.1%	10%
Passenger in a car or van	5.5%	5%
Bicycle	1.9%	5%
On foot	14.9%	15%
Driving a car or van	65.5%	55%
Motorcycle, scooter or moped	0.9%	0%
Taxi or minicab	0.5%	0%
Total	100%	100%

N.B. Journeys to work made by taxi and motorcycle have not been calculated as they are considered minimal

Case study evidence is provided below of mode shift achievements from new transport interventions and new developments which have integrated sustainable transport into their design.

2.4.1 Queen Elizabeth Park development in Guildford, Surrey

Queen Elizabeth Park in Guildford, Surrey, is a 23ha residential-led mixed use site and provides an example of how bus patronage can be maximised for new developments within the context of wider residential travel planning initiatives.

A reported 12 percent bus mode share has been achieved. At the time of planning, a ‘bespoke’ bus service was considered but rejected in favour of implementing a minor diversion to an existing bus route. This gave good access to key sites and trip attractors around Guildford (not just the town centre), and increased the frequency from one bus per hour to three buses per hour, while introducing new services during the evenings and on Sundays.

This provides a good example within close proximity of East Grinstead of bus mode share achievement for a major residential-led site, where a substantial proportion of trips are external to the development, and has been taken from the DfT’s “Making residential travel plans work: guidelines for new development” publication from September 2005 (link provided below):

<http://www.dft.gov.uk/pgr/sustainable/travelplans/rpt/makingresidentialtravelplans5775>

2.4.2 High Quality Bus Services

Table 2.14 presents case study evidence of the impacts of quality bus partnerships (essentially a high quality bus service offering) on increasing patronage, as reported in Table 6.2 in the DfT's "Smarter Choices" Report (link provided below).

<http://www.dft.gov.uk/pgr/sustainable/smarterchoices/ctwwt/ter6publictransportinfor5768.pdf>

Table 2.14 – Bus Patronage Increase (Case Study Evidence)

Location	Description	Short term patronage increase	Medium term patronage increase	% Switched from Car	Source
Review of 11 quality bus partnerships	Bus lanes, low floor buses, more frequent services, real time information, marketing		Most in range 7 – 30% (Guided bus way 90%; one scheme only 4%)	Estimate 10%	LEK / CfIT (2002)
Birmingham	Line 33	20%	40%	10%	TAS (2001)
Hertfordshire	Elstree and Borehamwood Network		20%	3%	TAS (2001)
London	Route 220 (Harlesden – Wandsworth)		Approx 30%		Daugherty et al. (1999)
Leeds First	Scott Hall Road (guided busway)		75%	20%	CPT (2002)
Portsmouth	Portsmouth – Leigh Park service	25%			Stagecoach in CPT (2002)
Woking	Route 91		22%		
AVERAGE (based on Smart Choices Research)		18%	36%		

This evidence suggests that, on average, investment in quality bus partnerships can lead to patronage increases of 20-40% in the medium term. The construction of dedicated guided busways leads to the greatest patronage increases (+75%). There is limited evidence as to whether these patronage increases were sustained in the long term.

Increases in patronage occurred as a result of a package of improvements to vehicles (low floor buses), services (increased bus frequencies) and supporting highway infrastructure (bus priority), plus "soft" measures such as a simplified fares structure and marketing campaigns. Other external, indirect influences such as city/ town centre parking charges can also have an impact on patronage. It can be concluded that the mix of infrastructure and smarter choice measures together is highly effective in increasing bus use.

2.4.3 Dedicated Walking and Cycling Infrastructure

The evidence base for mode shift achievements from the provision of dedicated walking and cycling infrastructure is limited, although a selection of case study and research findings are presented in the paragraphs below. This covers both recreational and utilitarian (commuter) cycle and walking trip generation.

Ouse Estuary Cycle Track, East Sussex

This is comprised of a new cycle route which links other paths on the National Cycle Network between Newhaven and Seaford. Between 2005 (opening year) and 2007 (monitoring year), the number of cycling trips between Newhaven and Seaford has increased by 200 percent.

Lincoln to Skellingthorpe Traffic-Free Path, Lincolnshire

A new three mile traffic-free route between Lincoln city centre and the village of Skellingthorpe was opened in June 2003. Prior to the implementation there were around 2,000 trips per day and after opening this rose to over 9,000 (i.e. a 350 percent increase).

Research Studies

- Work by Wardman et. al. (1997) suggested that a trebling in cycle mode share could be achieved with wholly segregated facilities;
- Forecasting work of Parkin et. al. (2007) indicates that the provision of traffic free radial routes along desired corridors might produce an increase in cycling between 17 percent and 101 percent with the lowest increase being in the hilliest area;
- Routes with more traffic lead to less cycling as do poorly maintained highways (Parking et. al. and Guthrie et al 12). Similarly the provision of off-road routes lead to more cycling to work; and
- Disaggregate modelling undertaken by Wardman et al. (2007) forecasts that a complete network of segregated cycle routes, even if unfeasible, could increase commuter cycling by 55 percent.

Residential Travel Planning Research

Residential Travel Plan case study evidence points to mode share achievements of 8-10 percent for walking and cycling from investment in a high quality package of walking and cycling measures for new residential and mixed use developments, comprised of the following:

- Dedicated walking and cycling linkages (specifically direct linkages to employment sites and other journey attractors e.g. PT interchanges);
- High quality supporting infrastructure incorporating cycle parking provision for residential properties and community facilities, adequate crossing points and signage;
- Information provision and marketing incorporating residents' welcome packs, walking and cycling maps;
- Personalised Travel Planning programmes;
- Cycle training programmes; and
- Dedicated walking and cycling Champion.

2.4.4 Sustainable Travel Demonstration Towns (Darlington, Peterborough and Worcester)

The Sustainable Travel Demonstration Towns secured DfT funding for investment in walking and cycling infrastructure, supported by marketing and promotional initiatives.

At the end of the five-year project:

- Car use had fallen by up to nine percent across the three towns;
- Levels of walking increased by more than 10 percent in each location, while bus use grew by more than a third in Peterborough and by a fifth in Worcester; and
- There had been a 12 percent increase in cycling in Peterborough and a 19 percent increase in Worcester. Darlington, which received further Government cash to improve facilities for cyclists, saw levels of cycling more than double over the same period.

2.4.5 Personalised Travel Planning Mode Shift Evidence

Personal Travel Planning (PTP) is a technique that delivers information, incentives and motivation to individuals to help them voluntarily make sustainable travel choices. It seeks to overcome habitual use of the car, enabling more journeys to be made on foot, by bike, bus, train or in shared cars.

<http://www.dft.gov.uk/pgr/sustainable/travelplans/ptp/makingptpworkcase.pdf>

Cairns et al. (2004) in reviewing a wide selection of projects for the DfT *Making Smarter Choices Work* report state that 'results so far available suggest that Personal Travel Planning may lead to reductions in car driver trips of 7–15 percent amongst targeted populations in urban areas'

<http://www.dft.gov.uk/pgr/sustainable/smarterchoices/casestudy/terchoiceschangingtheway5765.pdf>

Case study evidence from 14 PTP pilot studies part funded by DfT identifies single occupancy car mode share reductions in the region of 3-6 percent (as shown below). This is taken from the following link:

<http://www.dft.gov.uk/pgr/sustainable/travelplans/ptp/personalisedtravelplanningev5774>

2.4.6 Thameslink

As part of the Thameslink Programme, East Grinstead will become part of the Thameslink network by the end of 2015. A full 12-carriage timetable will be in operation by the end of 2015 and thus the platforms at East Grinstead will need to be extended.

As East Grinstead is incorporated into the Thameslink network, there will be an increase in passenger capacity and more destinations will be available to East Grinstead residents, which is likely to attract more residents to the town and could increase mode share for rail.

It should be borne in mind that more journeys are likely to be created to and from the station. This could create two problems:

- An increase in congestion caused by more traffic travelling to and from the station; and
- An increased demand for parking, which could lead to overspill onto the surrounding roads.

As such, it is important that sustainable transport opportunities are maximised to East Grinstead station, which will involve developing a public transport interchange with better integration into the bus network, improving walking and cycling routes to the station, and improving cycle parking facilities at the station. This approach would minimise the amount of extra parking that would need to be provided at the station.

2.4.7 Conclusion

It should be borne in mind that the Scenario 2 modal shares have only been applied to the strategic development at Imberhorne Farm, while travel patterns of the background traffic have not been altered. It could be considered that influencing residents' travel patterns at the new development will be more effective than existing residents, who may have become used to a particular mode of transport.

Based on the above, it is believed that a 10 percent mode share for buses is achievable and such a percentage should be set as the objective for the strategic development at Imberhorne Farm.

The Scenario 2 mode share proposed a 15 percent share for walking, which is only a marginal increase on the existing pattern (14.9 percent) and is thus considered realistic.

The Scenario 2 mode share proposed an increase from 1.9 to 5 percent for cycling, which based on the above is considered achievable and such a percentage should be set as the objective for the strategic development at Imberhorne Farm.

The Scenario 2 mode share proposed a 10 percent share for train journeys, which is only a marginal increase on the existing pattern (9.8 percent) and is thus considered realistic if not conservative based on the future incorporation of East Grinstead into the Thameslink network.

The mode share for car passengers is consistent with the present pattern (although this could be increased by promoting car sharing at the Imberhorne Farm development).

In conclusion, the mode shares proposed as part of Scenario 2 are considered achievable and such a pattern should be set as the objective for the strategic development at Imberhorne Farm.

2.5 Task 1e: Impact of Reduced Employment on Internalisation & Mode Choice

Transport is a means of travelling between two geographical points by a particular mode. Current transportation policy seeks to influence people's modal choice to travel between locations with an emphasis on trying to reduce firstly the need to travel and secondly the mode by which the journey is made.

By locating land uses that people travel between within close proximity (relatively) to each other, it is possible to not only minimise the need to travel, but it can also influence how people travel. Through the location of employment, leisure, retail etc. within close proximity, or even within residential developments, it is possible to facilitate living and working within the same neighbourhood and, as the distance between the two are likely to be small, encourage sustainable travel choices. Locating appropriate employment opportunities within a residential area creates the opportunity to internalise commuter trips within the confines of a development site and for those trips to be made by non-car modes.

The greater the quantum and diversity of the employment opportunities, the greater the likelihood that jobs will be taken by local residents. However, if employment opportunities are reduced or restricted to a particular type then the likelihood of successfully maximising internalisation may reduce. This could not only be in total numbers but also as a proportion of all employment trips generated by the new housing.

In order to reduce the reliance upon the car the Councils should maximise the opportunities for employment and other services within East Grinstead and in particular the new strategic development of Imberhorne Farm. The employment land use mix and opportunities should reflect the predicted demographic make up of the new development in order to maximise further the successful delivery of internalisation.

It is worth noting that to maximise travel by sustainable modes, linking land uses is crucial, but this needs to be complemented by public transport provision, cycle and pedestrian routes and most importantly a reduction in the number of opportunities to park at or near destinations.

2.6 Task 1f: Evidence Supporting Levels of Internalisation and Reduced Vehicular Trips

By creating new employment opportunities within East Grinstead, there is a strong potential to maximise trips within the site (internalised trips). As part of Stage 1, Scenario 2 was further developed by increasing the internalisation of trips to create Scenario 3 as shown in Table 2.15 below.

Table 2.15 - Internalisation factors (presented in the Stage 1 Report)

Land Use	Internalisation factor	
	Scenario 1 and 2	Scenario 3
New housing	20%	20%
Primary school	70%	90%
Secondary school	50%	80%
Offices	10%	20%
Industrial estate	10%	20%

Case study evidence is provided below as justification for the assumed levels of internalised trips. This evidence is based on robust forecasts (rather than actual observed figures). At present little (if any) academic research is available which examines the levels of trip internalisation within developments. Monitoring of mode share and/or trip generation of new developments is often now required through the travel planning process. Therefore in the future, there may be more data available on levels of internalised trips, particularly if this requirement is stipulated within planning conditions and obligations or if there are penalties for exceeding a number or proportion of external trips.

2.6.1 Northstowe, Cambridgeshire – Internalised Trip Forecasts

Northstowe is a proposed new town, located 8km to the North West of Cambridge City Centre. It is expected to be "an exemplar of sustainability in the use of renewable energy resources and reducing carbon emissions".

The Transport Assessment prepared to support the planning submission presents a strong case for "trip containment / internalisation", based on Northstowe's mixed used service offering. This level of trip internalisation is predicted to increase over time (up to a ceiling) as the development becomes established and the range and strength of mixed use service offering is maximised.

The following basis was used to calculate the level of containment forecasted by the Transport Assessment:

- The quantum of commuting trips which will be internal was determined by appraising census data for a range of comparable locations that offer a significant level of job opportunities alongside residential development;
- The level of retail trips likely to be satisfied by outlets within the new centre has been estimated;
- Pupil leakage figures have been used to estimate number of children that will be educated within the new schools; and
- Containment of leisure trips has been identified using data in National Travel Survey.

The key "internalisation" headlines are as follows:

- 50 percent of total trips are predicted to be internal (for all journey purposes);
- 52 percent of trips for leisure / social purposes are predicted to be internal; and
- 10 percent of employment trips are predicted to be internal (although it is acknowledged that this proportion is likely to increase with time as employment opportunities become established within the development).

2.6.2 Middle Quinton, Warwickshire – Internalised Trip Forecasts

Again given the mixed use nature of the proposed development, a considerable number of internalised trips are forecast (the exact levels dependent upon the specific nature of service offering within the development). The quantum of trip containment that is likely to be achieved is based on:

- Education trips - using typical figures for England, it can be demonstrated that approximately 95 percent of the resident pupils will be educated within the town;
- Commuting trips - based on travel patterns that exist elsewhere in England, the level and mix of jobs that would be available locally could result in approximately 20 percent to 25 percent of the resident work force finding employment within the new development;
- Retail trips - The proposed food store would cater for almost all of the new residents' convenience shopping needs. It is estimated that the comparison shopping and other ancillary retail uses would also cater for a large proportion of the non food retail trips undertaken by the new residents.

The effect of the internalisation of trips described above is that more than half of total peak hour trips generated by the development would be contained within Middle Quinton.

2.6.3 Conclusion

As previously stated there is a lack of monitoring information regarding whether the level of internalisation outlined above has been achieved. Nevertheless, the internalisation factors used in Scenario 3 in Stage 1 are considered consistent with the above examples as follows:

- 95 percent of resident pupils in the Middle Quinton development are predicted to be educated within the town. Scenario 3 proposed that 90 percent of primary school trips and 80 percent of secondary school trips could be internal, giving an average of less than 90 percent;
- The Middle Quinton example states that 20 percent to 25 percent of the resident work force could find employment within the new development, which is consistent with the 20 percent that was assumed for scenario 3.

In conclusion, the internalisation factors proposed as part of Scenario 3 are considered achievable and such a pattern should be set as the objective for the strategic development at Imberhorne Farm.

2.7 Task 1g: Outline Framework for East Grinstead Transport Strategy

Task 1g involved providing evidence to demonstrate how a 10 percent modal shift away from existing vehicular trips might be achieved in East Grinstead and to provide an outline framework of a sustainable transport strategy for the town. The former was addressed in task 1d and thus this section will concentrate on developing the evidence from the previous section into an outline framework of a sustainable transport strategy for the town. Table 2.16 below provides recommendations for initiatives to incorporate into an outline transport strategy for East Grinstead to achieve a single occupancy car mode share reduction potentially in the order of 10 percent.

Table 2.16 – Transport Strategy Initiatives

Type of Measure	Specific Measures
Public Transport	<ul style="list-style-type: none"> • Operation of 12-car trains at peak times to East Grinstead which will result in increases to capacity • Incorporation into the Thameslink network • Multi-modal transport interchange at East Grinstead rail station • Enhanced bus services along key routes in the town serving the residential areas and linking into key trip attractors and facilities • Bus priority measures where congestion on the existing road network is likely to challenge the reliability and journey time of services • High quality public transport information, including the provision of real-time information at bus stops and the railway station • Ticketing that is quick and easy to use across operators and/or different public transport modes • High quality and widespread marketing of bus services including simplified timetable and routing information
Walking and Cycling	<ul style="list-style-type: none"> • Provide secure and high quality bike storage at main trip attractors • Signed (and potentially dedicated and traffic-free) cycle and walking routes connecting residential areas to main trip attractors that provide journey time information rather than distance • High quality and widespread marketing of cycling and routes along with incentive schemes/offers/discounts
Streetscape / Public Realm Design	<ul style="list-style-type: none"> • Creation of inclusive street environments that aim to integrate pedestrians, cyclists and motorists. This might include: <ul style="list-style-type: none"> ○ home zones ○ shared space streets and squares

<p>Smarter Choices</p>	<ul style="list-style-type: none"> • Workplace and school Travel Plans – comprehensive programme (with monitoring and enforcement) • Carshare / Car Clubs scheme • Personalised Travel Planning • Area-wide Travel Plans (coordinated and delivered by stakeholders, as opposed to LA-led site specific TPs) <ul style="list-style-type: none"> – joined up initiatives between multiple employment sites to create ‘critical mass’ for sustainable transport measures – joined up initiatives between multiple occupiers of mixed use sites • Establish Transport Management Associations (TMAs) to develop public/private partnerships to coordinate the delivery of area-wide Travel Plans • Appointment of team of sustainable transport champions to deliver county-wide travel and residential Travel Planning initiatives and work in partnership with District Councils • Appointment of sustainable transport champion in all new developments over minimum threshold • Securing robust remedial measures and sanctions for Travel Plan performance • Agree remedial strategies for failure of Travel Plan against agreed mode share or trip generation targets • Financial bonds, sanctions and penalties through S106 agreements relating to sustainable transport contributions
<p>Parking Management</p>	<ul style="list-style-type: none"> • Limit car parking supply at employment and at trip attractors • Introduce parking restrictions/charges that discourage long stay commuter parking

Table 2.17 below provides additional measures which should be incorporated into new developments within East Grinstead.

Table 2.17 – Additional measures to be incorporated into new developments

Type of Measure	Specific Measures
Streetscape / Public Realm Design	Features to be incorporated at design stage: <ul style="list-style-type: none"> • Safe, attractive, and ‘permeable’ networks for walkers and cyclists • Walkable neighbourhoods - range of facilities within 10 minutes’ walking distance (around 800m) • ‘Legible’ development design • Car free or car reduced residential developments • Sales of car parking spaces separate from sale of residential units, linked to management of on-street parking • Home zones (either comprehensive home zones principles or at minimum ‘quasi home zone’ principles – see Manual for Streets Guidance)
Promoting active modes	<ul style="list-style-type: none"> • Provide secure bike storage at dwellings and at main trip attractors • Signed cycle and walking routes connecting new developments to existing developments
Public Transport	<ul style="list-style-type: none"> • Providing bus services: <ul style="list-style-type: none"> ○ within new developments and ○ beyond the development to connect with existing developments in East Grinstead and further afield
Technological Solutions	<ul style="list-style-type: none"> • Technological solutions to influence travel behaviour in new employment, residential and mixed use developments : <ul style="list-style-type: none"> - Integrated office space / broadband in new homes - Marketing of new homes as ‘live-work’ units • Real time public transport information into new homes or public transport information hubs into new developments
Smarter Choices	<ul style="list-style-type: none"> • Personalised Travel Planning for new residents • Financial incentives: taster tickets for buses, discounts on cycles • Travel Training Programme for new residents

3. Task 2: Revised Housing Capacity Modelling

Task 2 involves assessing the spreadsheet modelling undertaken in Stage 1 to see if changes are required following work undertaken in Task 1 – specifically Tasks 1a, 1b, 1d and 1f.

3.1.1 Scale of strategic development at Imberhorne Farm

Task 1a has proved that by removing the strategic development at Imberhorne Farm from the TEMPRO assumptions, the growth rates used in Stage 1 are robust (i.e. the standard TEMPRO growth rate appears to be a conservative estimate for traffic growth).

Task 1b has involved an initial analysis and professional opinion on whether the five percent capacity increase for the network is achievable and has shown that it is likely to be a conservative estimate for capacity improvements at the five A22 junctions. The limitations of the data available and resulting methodology has also been highlighted because the volume of trips that could be accommodated by the network with a five percent increase in capacity would be higher if additional flows are included from non-surveyed flows. As a result it would be possible to develop more housing in East Grinstead using the spreadsheet analysis technique undertaken by Atkins.

Task 1d and 1f have provided evidence that the mode share and internalisation factors used in Scenarios 2 and 3 from Stage 1 respectively is considered achievable and such a pattern should be set as the objective for the strategic development at Imberhorne Farm.

As a result, it is considered that the end result and overall level of housing that could be provided at the strategic development at Imberhorne Farm predicted in the Stage 1 report is robust using the data available to us and resulting methodology. Table 3.1 below shows the maximum scale of development using the ratios of land use reported in the Peter Brett Associate (PBA)’s Local Model Validation Report (LMVR).

Table 3.1 - Maximum Scale of Development using ratios of land use from PBA’s LMVR

Land use	Max Scale of development
New Housing (households)	571
Primary School (pupils)	140
Secondary School (pupils)	122
Offices (employees)	198
Industrial estate (employees)	143

Thus, Table 3.1 demonstrates that 571 dwellings and 341 jobs could be provided at the strategic development at Imberhorne Farm within the five percent growth ceiling.

3.1.2 Distribution of traffic flows from strategic development at Imberhorne Farm

As part of Task 1a, the distribution of development traffic has been considered in more detail and thus it has been possible to provide a more detailed prediction of where the impacts of the development will occur. These are shown in Figure 2.3. Figure 3.1 below shows the traffic flows associated with strategic development at Imberhorne Farm for the AM Peak Hour. Figure 3.2 shows the traffic flows for 2021 including the flows associated with strategic development at Imberhorne Farm for the AM Peak Hour.

Figure 3.1 – AM Peak Hour flows associated with strategic development at Imberhorne Farm

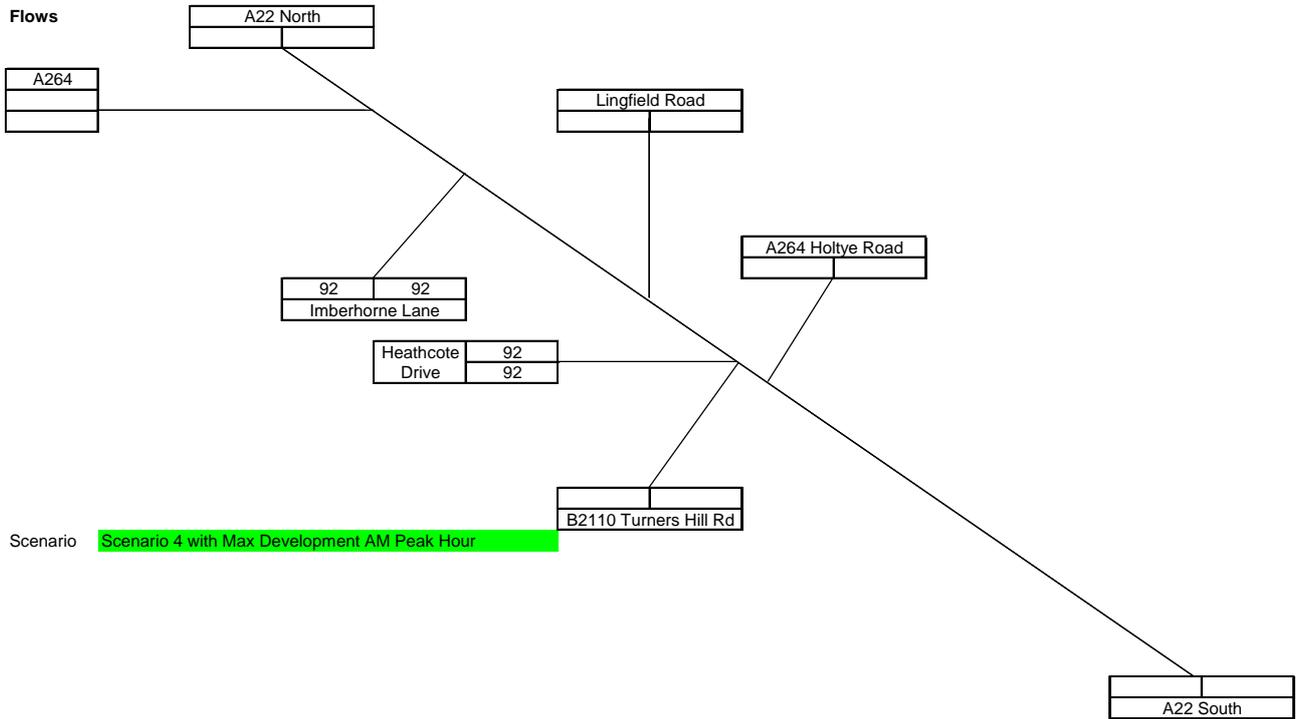
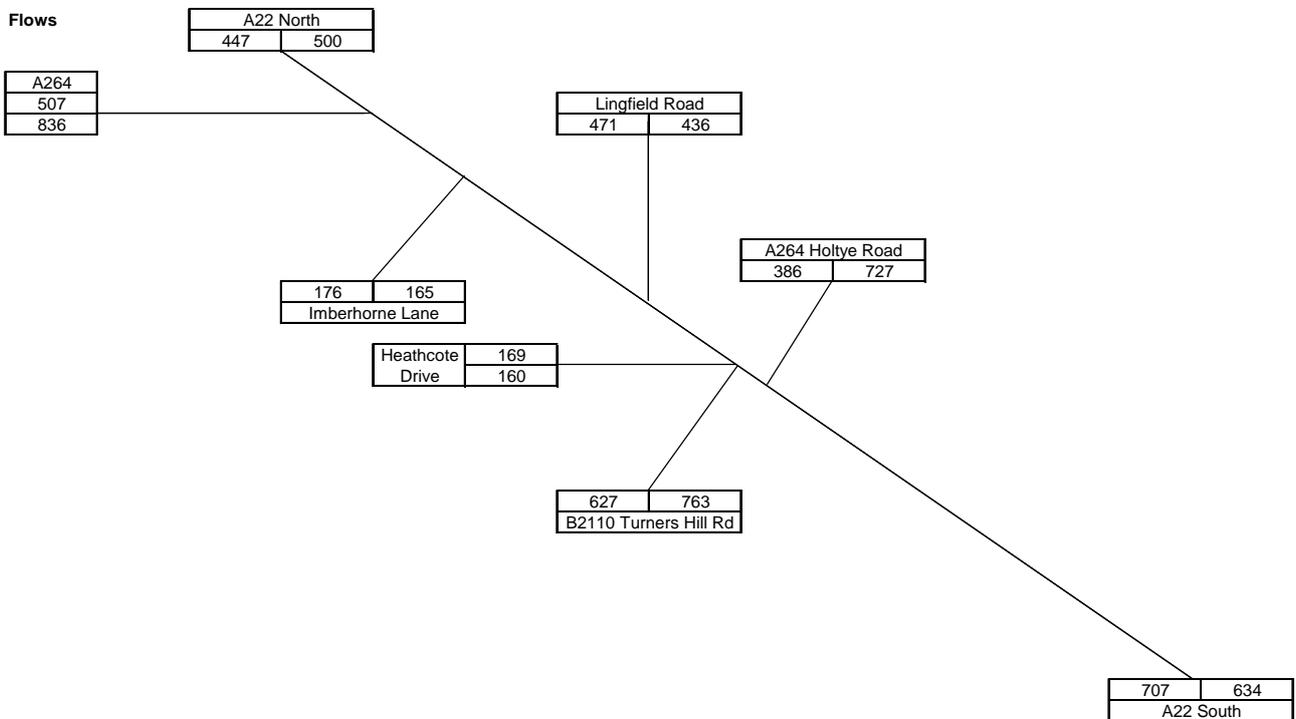


Figure 3.2 – AM Peak Hour flow for 2021 including flows associated with strategic development at Imberhorne Farm



Comparison with Stage 1

Task 1a compared the anticipated 2021 traffic flows from Stage 1 with those for the revised network diagram without the strategic development at Imberhorne Farm. This comparison remains unchanged with the addition of traffic flows from the strategic development at Imberhorne Farm, as these have been assigned to the Imberhorne Lane and Heathcote Drive links, which did not appear in the Stage 1 network. Thus, in comparison to Stage 1, the revised distribution of traffic has resulted in lower traffic flows at the following nodes:

- A264;
- A22 North;
- A22 South; and
- B2110 Turners Hill Road.

While traffic flows at the following nodes have increased:

- Lingfield Road; and
- Holtye Road.

3.1.3 Distribution of overall development traffic including strategic development at Imberhorne Farm

Table 3.2 shows the scale of development flows associated with each road to show where the greatest impacts in terms of volume of traffic are likely to occur.

Table 3.2 – AM Peak Hour Development flows by road including strategic development at Imberhorne Farm

Road	Arrivals	Departures	Total
A264	29	41	70
A22 North	28	22	50
Lingfield Road	116	105	221
Holtye Road	127	95	222
A22 South	40	31	71
B2110 Turners Hill Road	42	43	85
Heathcote Drive	169	160	329
Imberhorne Lane	176	166	342
Total	727	663	1390

Table 3.2 shows that the greatest impacts are anticipated on Heathcote Drive and Imberhorne Lane, with over 50 percent of forecast development traffic on these roads due to result from the strategic development at Imberhorne Farm. The next highest flows are anticipated on Lingfield Road and Holtye Road.

It should be noted that while the traffic generated from the strategic development at Imberhorne Farm represents a five percent increase on overall traffic in 2021, it is likely to represent a higher percentage increase on Imberhorne Lane and Heathcote Drive, as these are the only two links where this development traffic has been assigned. The exact scale of increase is not known as there is no existing traffic flow data for these links. Although the development traffic could result in percentage increases of more than five percent, Task 1b demonstrated that capacity could be

increased at the junctions closest to the Imberhorne Farm development (A22 / Imberhorne Lane and A22 London Road / A22 Station Road junctions), which would mitigate this.

3.1.4 Conclusion and Next steps

The work undertaken in Task 1 of this Stage 2 report has supported the results and conclusions of the Stage 1 work (which showed that 571 dwellings and 341 jobs could be provided at the Imberhorne Farm site within the five percent growth ceiling) is robust using the information available. A more detailed distribution of the development traffic has been considered within this report, which has shown that the greatest flows from all developments combined are expected to be on Imberhorne Lane and Heathcote Drive, with next greatest on Lingfield Road and Holtye Road, while the impacts on the A22 North and South, Turners Hill Road and A264 cordon locations are significantly lower.

It is recommended that the next step would be to undertake junction modelling of the existing and future situations at the five A22 junctions to provide a more accurate indication of spare capacity and thus how much more traffic could be absorbed by the existing network. This would require classified turning counts at each of the junctions. The conclusions of the Stage 1 and 2 studies, and hence the scale of development that can be achieved at the Imberhorne Farm site, can then be reviewed, once the results of the more detailed modelling of the A22 junctions become available.

Appendix A

Brief from West Sussex County Council

A.1 Brief

Advice upon East Grinstead's transport issues is needed to inform Mid Sussex District Council's decisions on development allocations within its emerging Core Strategy. Whatever conclusion is reached on the amount of strategic housing that East Grinstead can accommodate will clearly affect the amount of development required in other areas of the District.

The Stage 1 studies undertaken by Atkins in March 2009 highlighted a range of proposed measures, surveys and study work that deserve consideration. There is an immediate need, however, for further work to provide better understanding of and increased confidence in Atkins' initial development capacity estimates. Clarification is also required of certain aspects of their methodology and some of the assumptions made. These requirements are set out in more detail below.

Deliverables

Task 1

Provide further clarification of points arising from Atkins' March 2009 studies (listed in descending order of importance):

- h) Levels of new housing and employment (from TEMPRO growth forecasts). What is the basis for the assumptions in Stage 1 and are these consistent with Mid Sussex District Council projections?
- i) Basis of 5 percent traffic growth ceiling Evidence required showing that this is consistent with maximum mitigation expected from local improvements?
- j) Impact of non-surveyed cross-cordon movements upon analysis Several minor roads/rat runs were omitted from the 2006 surveys i.e. Crawley Down Road/Imberhorne Lane/Dunnings Road/Wilderwick Road
- k) Achievability of reduced vehicle trip rates through increased sustainable mode share Evidence needed that identified improvements could deliver suggested reductions. Consider future impact of Thameslink.
- l) Potential impact of reduced employment levels upon mode shift. Would less employment hamper efforts to increase sustainable mode share?
- m) Achievability of reduced vehicle trip rates through increased internalisation Evidence needed that internalisation could deliver suggested reductions
- n) Achievability of 10 percent mode shift for all vehicle trips. Evidence that such a significant mode shift could be achieved in East Grinstead?

Task 2

Refine mode share predictions for new and existing development as necessary in the light of any modified assumptions or new information.

Task 3

Refine capacity estimates for strategic housing development without a relief road as necessary to strengthen evidence base supporting the Submission Mid Sussex Core Strategy.

Task 4

Refine and test proposed improvements to key A22 junctions, including consideration of traffic capacity, cost and deliverability.

Appendix B

Schedule of Sites Considered through the Mid Sussex Strategic Housing Land Availability Assessment

Mid Sussex Strategic Housing Land Availability Assessment

Appendix 3 – Schedule of All Identified Sites Considered through the SHLAA

Schedule of all identified sites considered through the Assessment

Ashurst Wood

SHLAA ID	60	Site Reference	AD/01	Settlement	AD	Ward		Site location / address:	Land at the Spinney, Lewes Road, East Grinstead				
Gross site area (ha)	0.41	Net developable area (ha):		0.3	Proposed site density (dph):		1 Lower- 30		Grid Ref:	540896 137402			
Site Suitable: X			Site Available: ✓			Site Achievable: ✓							
Deliverability / Developability:			Not currently developable			✓							
Deliverable (1-5 years)	No		Dwellings	█	Developable (6-10 years)	No		Dwellings	█	Developable (11 years +)	No		Dwellings
SHLAA ID	467	Site Reference	AD/03	Settlement	AD	Ward		Site location / address:	Land adjacent to 2 Dirty Lane, Ashurst Wood				
Gross site area (ha)	1.3	Net developable area (ha):		1.3	Proposed site density (dph):		1 Lower- 30		Grid Ref:	542365 136745			
Site Suitable: X			Site Available: X			Site Achievable: ✓							
Deliverability / Developability:			Not currently developable			✓							
Deliverable (1-5 years)	No		Dwellings	█	Developable (6-10 years)	No		Dwellings	█	Developable (11 years +)	No		Dwellings
SHLAA ID	468	Site Reference	AD/05	Settlement	AD	Ward		Site location / address:	Land northeast of Woods Hill Lane, Ashurst Wood				
Gross site area (ha)	2	Net developable area (ha):		2	Proposed site density (dph):		1 Lower- 30		Grid Ref:	542075 136969			
Site Suitable: X			Site Available: X			Site Achievable: ✓							
Deliverability / Developability:			Not currently developable			✓							
Deliverable (1-5 years)	No		Dwellings	█	Developable (6-10 years)	No		Dwellings	█	Developable (11 years +)	No		Dwellings
SHLAA ID	470	Site Reference	AD/06	Settlement	AD	Ward		Site location / address:	Wealden House, Lewes Road, Ashurst Wood				
Gross site area (ha)	1.6	Net developable area (ha):		1.35	Proposed site density (dph):		4 Flatted- 50-100+		Grid Ref:	541212 136893			
Site Suitable: ✓			Site Available: ✓			Site Achievable: ✓							
Deliverability / Developability:			Not currently developable										
Deliverable (1-5 years)	No		Dwellings	█	Developable (6-10 years)	Yes	50	Dwellings	█	Developable (11 years +)	No		Dwellings
SHLAA ID	464	Site Reference	AD/07	Settlement	AD	Ward		Site location / address:	Land adjacent to playing fields, Maypole Road, Ashurst Wood				
Gross site area (ha)	0.3	Net developable area (ha):		0.3	Proposed site density (dph):		1 Lower- 30		Grid Ref:	542223 137148			
Site Suitable: ✓			Site Available: ✓			Site Achievable: ✓							
Deliverability / Developability:			Not currently developable										
Deliverable (1-5 years)	No		Dwellings	█	Developable (6-10 years)	Yes	9	Dwellings	█	Developable (11 years +)	No		Dwellings
SHLAA ID	469	Site Reference	AD/10	Settlement	AD	Ward		Site location / address:	Springhill, Beeches Lane, Ashurst Wood				
Gross site area (ha)	0.9	Net developable area (ha):		0	Proposed site density (dph):		1 Lower- 30		Grid Ref:	541687 136933			
Site Suitable: X			Site Available: X			Site Achievable: ✓							
Deliverability / Developability:			Not currently developable			✓							
Deliverable (1-5 years)	No		Dwellings	█	Developable (6-10 years)	No		Dwellings	█	Developable (11 years +)	No		Dwellings
SHLAA ID	138	Site Reference	AD/14	Settlement	AD	Ward		Site location / address:	Land south of Hammerwood Road, Ashurst Wood				
Gross site area (ha)	4	Net developable area (ha):		4	Proposed site density (dph):		1 Lower- 30		Grid Ref:	542296 136600			
Site Suitable: X			Site Available: ✓			Site Achievable: ✓							
Deliverability / Developability:			Not currently developable			✓							
Deliverable (1-5 years)	No		Dwellings	█	Developable (6-10 years)	No		Dwellings	█	Developable (11 years +)	No		Dwellings
SHLAA ID	139	Site Reference	AD/15	Settlement	AD	Ward		Site location / address:	Land between 98-104 Maypole Road. Ashurst Wood				
Gross site area (ha)	0.22	Net developable area (ha):		0.2	Proposed site density (dph):		1 Lower- 30		Grid Ref:	542264 137054			
Site Suitable: ✓			Site Available: ✓			Site Achievable: ✓							
Deliverability / Developability:			Not currently developable			✓							
Deliverable (1-5 years)	No		Dwellings	█	Developable (6-10 years)	Yes	6	Dwellings	█	Developable (11 years +)	No		Dwellings

Schedule of all identified sites considered through the Assessment

SHLAA ID	186	Site Reference	AD/17	Settlement	AD	Ward		Site location / address:	Land north of Woods Hill Lane and west of Maypole Road (reduced area), Ashurst Wood			
Gross site area (ha)	1.66	Net developable area (ha):		1.5	Proposed site density (dph):		1 Lower- 30		Grid Ref:	541848 136924		
Site Suitable: X			Site Available: X			Site Achievable: ✓						
Deliverability / Developability:			Not currently developable			✓						
Deliverable (1-5 years)	No	Dwellings	Developable (6-10 years)	No	Dwellings	Developable (11 years +)	No	Dwellings				

Albourne

SHLAA ID	58	Site Reference	AE/01	Settlement	AE	Ward		Site location / address:	Hazeldens Nursery, Albourne			
Gross site area (ha)	5.7	Net developable area (ha):		2	Proposed site density (dph):		1 Lower- 30		Grid Ref:	526500 116344		
Site Suitable: ✓			Site Available: ✓			Site Achievable: ✓						
Deliverability / Developability:			Not currently developable			✓						
Deliverable (1-5 years)	No	Dwellings	Developable (6-10 years)	Yes	60	Dwellings	Developable (11 years +)	No	Dwellings			

Ardingly

SHLAA ID	495	Site Reference	AR/02	Settlement	AR	Ward		Site location / address:	Land to the south of Street Lane, Ardingly			
Gross site area (ha)	2.4	Net developable area (ha):		2.2	Proposed site density (dph):		1 Lower- 30		Grid Ref:	534424 129541		
Site Suitable: ✓			Site Available: ✓			Site Achievable: ✓						
Deliverability / Developability:			Not currently developable			✓						
Deliverable (1-5 years)	No	Dwellings	Developable (6-10 years)	Yes	65	Dwellings	Developable (11 years +)	No	Dwellings			

SHLAA ID	187	Site Reference	AR/03	Settlement	AR	Ward		Site location / address:	Land between Lodgelands and Standgrove Place, College Lane, Ardingly			
Gross site area (ha)	3.5	Net developable area (ha):		3.3	Proposed site density (dph):		1 Lower- 30		Grid Ref:	534570 128880		
Site Suitable: X			Site Available: ✓			Site Achievable: ✓						
Deliverability / Developability:			Not currently developable			✓						
Deliverable (1-5 years)	No	Dwellings	Developable (6-10 years)	No	Dwellings	Developable (11 years +)	No	Dwellings				

SHLAA ID	261	Site Reference	AR/06	Settlement	AR	Ward		Site location / address:	Land east of High Street, Ardingly			
Gross site area (ha)	10.2	Net developable area (ha):		3	Proposed site density (dph):		1 Lower- 30		Grid Ref:	534873 129601		
Site Suitable: X			Site Available: ✓			Site Achievable: ✓						
Deliverability / Developability:			Not currently developable			✓						
Deliverable (1-5 years)	No	Dwellings	Developable (6-10 years)	No	Dwellings	Developable (11 years +)	No	Dwellings				

Balcombe

SHLAA ID	23	Site Reference	BA/01	Settlement	BA	Ward		Site location / address:	Vintens Nursery, Oldlands Avenue, Balcombe			
Gross site area (ha)	3	Net developable area (ha):		0.5	Proposed site density (dph):		1 Lower- 30		Grid Ref:	530931 129825		
Site Suitable: X			Site Available: ✓			Site Achievable: X						
Deliverability / Developability:			Not currently developable			✓						
Deliverable (1-5 years)	No	Dwellings	Developable (6-10 years)	No	Dwellings	Developable (11 years +)	No	Dwellings				

SHLAA ID	26	Site Reference	BA/02	Settlement	BA	Ward		Site location / address:	Glebe Farm, Haywards Heath Road, Balcombe			
Gross site area (ha)	0.41	Net developable area (ha):		0.41	Proposed site density (dph):		1 Lower- 30		Grid Ref:	531502 129963		
Site Suitable: X			Site Available: ✓			Site Achievable: ✓						
Deliverability / Developability:			Not currently developable			✓						
Deliverable (1-5 years)	No	Dwellings	Developable (6-10 years)	No	Dwellings	Developable (11 years +)	No	Dwellings				

Schedule of all identified sites considered through the Assessment

SHLAA ID	27	Site Reference	BA/03	Settlement	BA	Ward		Site location / address:	Land North of Station House, London Road, Balcombe			
Gross site area (ha)	0.16	Net developable area (ha):		0.10	Proposed site density (dph):		4 Flatted- 50-100+		Grid Ref:	530687 130200		
Site Suitable: X			Site Available: ✓			Site Achievable: X						
Deliverability / Developability:			Not currently developable			✓						
Deliverable (1-5 years)	No	Dwellings	Developable (6-10 years)	No	Dwellings	Developable (11 years +)	No	Dwellings				

SHLAA ID	150	Site Reference	BA/08	Settlement	BA	Ward		Site location / address:	Land to the west of the Rectory, Haywards Heath Road, Balcombe			
Gross site area (ha)	0.3	Net developable area (ha):		0.3	Proposed site density (dph):		1 Lower- 30		Grid Ref:	530875 130730		
Site Suitable: ✓			Site Available: ✓			Site Achievable: ✓						
Deliverability / Developability:			Not currently developable									
Deliverable (1-5 years)	No	Dwellings	Developable (6-10 years)	Yes	9	Dwellings	Developable (11 years +)	No	Dwellings			

SHLAA ID	418	Site Reference	BA/14	Settlement	BA	Ward		Site location / address:	Land south of Barn Meadow, Balcombe			
Gross site area (ha)	1	Net developable area (ha):		0.5	Proposed site density (dph):		1 Lower- 30		Grid Ref:	531514 130234		
Site Suitable: X			Site Available: X			Site Achievable: X						
Deliverability / Developability:			Not currently developable			✓						
Deliverable (1-5 years)	No	Dwellings	Developable (6-10 years)	No	Dwellings	Developable (11 years +)	No	Dwellings				

Burgess Hill – Dunstall

SHLAA ID	42	Site Reference	BH/A/01	Settlement	BH	Ward	A	Site location / address:	Paynes Place Farm & Burgess Hill Golf Centre, Cuckfield Road, Burgess Hill			
Gross site area (ha)	55	Net developable area (ha):		51	Proposed site density (dph):		1 Lower- 30		Grid Ref:	530538 120742		
Site Suitable: X			Site Available: ✓			Site Achievable: ✓						
Deliverability / Developability:			Not currently developable			✓						
Deliverable (1-5 years)	No	Dwellings	Developable (6-10 years)	No	Dwellings	Developable (11 years +)	No	Dwellings				

SHLAA ID	30	Site Reference	BH/A/02	Settlement	BH	Ward	A	Site location / address:	Chippendale, Gatehouse Lane, Burgess Hill			
Gross site area (ha)	0.17	Net developable area (ha):		0.17	Proposed site density (dph):		3 Higher- 50		Grid Ref:	529530 119740		
Site Suitable: ✓			Site Available: ✓			Site Achievable: ✓						
Deliverability / Developability:			Not currently developable									
Deliverable (1-5 years)	Yes	8	Dwellings	Developable (6-10 years)	No	Dwellings	Developable (11 years +)	No	Dwellings			

SHLAA ID	73	Site Reference	BH/A/04	Settlement	BH	Ward	A	Site location / address:	Covers Timber Yard, 107 Fairfield Road, Burgess Hill			
Gross site area (ha)	0.4	Net developable area (ha):		0.4	Proposed site density (dph):		4 Flatted- 50-100+		Grid Ref:	530637 119823		
Site Suitable: ✓			Site Available: ✓			Site Achievable: ✓						
Deliverability / Developability:			Not currently developable									
Deliverable (1-5 years)	Yes	18	Dwellings	Developable (6-10 years)	No	Dwellings	Developable (11 years +)	No	Dwellings			

SHLAA ID	489	Site Reference	BH/A/06	Settlement	BH	Ward	A	Site location / address:	Land to the north west of Burgess Hill.			
Gross site area (ha)	39.5	Net developable area (ha):		35	Proposed site density (dph):		1 Lower- 30		Grid Ref:	529443 120335		
Site Suitable: X			Site Available: ✓			Site Achievable: ✓						
Deliverability / Developability:			Not currently developable			✓						
Deliverable (1-5 years)	No	Dwellings	Developable (6-10 years)	No	Dwellings	Developable (11 years +)	No	Dwellings				

SHLAA ID	229	Site Reference	BH/A/07	Settlement	BH	Ward	A	Site location / address:	Smaller piece of land to west of Jane Murray Way (part of option (a)), Burgess Hill			
Gross site area (ha)	40	Net developable area (ha):			Proposed site density (dph):		1 Lower- 30		Grid Ref:	529260 119820		
Site Suitable: X			Site Available: X			Site Achievable: ✓						
Deliverability / Developability:			Not currently developable			✓						
Deliverable (1-5 years)	No	Dwellings	Developable (6-10 years)	No	Dwellings	Developable (11 years +)	No	Dwellings				

Schedule of all identified sites considered through the Assessment

SHLAA ID	250	Site Reference	BH/A/08	Settlement	BH	Ward	A	Site location / address:	Lane to the west of Jane Murray Way and to the east of High Hatch Lane/Danworth Lane, Burgess Hill				
Gross site area (ha)	97	Net developable area (ha):		62	Proposed site density (dph):		1 Lower- 30		Grid Ref:	528856 119721			
Site Suitable: X			Site Available: X			Site Achievable: ✓							
Deliverability / Developability:			Not currently developable			✓							
Deliverable (1-5 years)	No		Dwellings		Developable (6-10 years)	No		Dwellings		Developable (11 years +)	No		Dwellings
SHLAA ID	251	Site Reference	BH/A/09	Settlement	BH	Ward	A	Site location / address:	Land to the north of Sussex Way, Burgess Hill				
Gross site area (ha)	82.2	Net developable area (ha):		70	Proposed site density (dph):		1 Lower- 30		Grid Ref:	530430 120840			
Site Suitable: ✓			Site Available: ✓			Site Achievable: ✓							
Deliverability / Developability:			Not currently developable			✓							
Deliverable (1-5 years)	Yes	350	Dwellings		Developable (6-10 years)	Yes	1650	Dwellings		Developable (11 years +)	No		Dwellings
SHLAA ID	253	Site Reference	BH/A/10	Settlement	BH	Ward	A	Site location / address:	Land west of Jane Murray Way (reduced area)				
Gross site area (ha)	16	Net developable area (ha):		14	Proposed site density (dph):		1 Lower- 30		Grid Ref:	529349 120059			
Site Suitable: X			Site Available: ✓			Site Achievable: ✓							
Deliverability / Developability:			Not currently developable			✓							
Deliverable (1-5 years)	No		Dwellings		Developable (6-10 years)	No		Dwellings		Developable (11 years +)	No		Dwellings
SHLAA ID	301	Site Reference	BH/A/13	Settlement	BH	Ward	A	Site location / address:	Magpies, Gatehouse Lane, Burgess Hill				
Gross site area (ha)	0.15	Net developable area (ha):			Proposed site density (dph):		3 Higher- 50		Grid Ref:	529645 119701			
Site Suitable: ✓			Site Available: ✓			Site Achievable: ✓							
Deliverability / Developability:			Not currently developable			✓							
Deliverable (1-5 years)	Yes	8	Dwellings		Developable (6-10 years)	No		Dwellings		Developable (11 years +)	No		Dwellings
SHLAA ID	226	Site Reference	BH/A/14	Settlement	BH	Ward	A	Site location / address:	Land to the west of Jane Murray Way and to the east of Pookbourne Lane, Burgess Hill				
Gross site area (ha)	328.8	Net developable area (ha):		280	Proposed site density (dph):		1 Lower- 30		Grid Ref:	528377 119797			
Site Suitable: X			Site Available: X			Site Achievable: ✓							
Deliverability / Developability:			Not currently developable			✓							
Deliverable (1-5 years)	No		Dwellings		Developable (6-10 years)	No		Dwellings		Developable (11 years +)	No		Dwellings
SHLAA ID	493	Site Reference	BH/A/16	Settlement	BH	Ward	A	Site location / address:	Land to the north and north west of Burgess Hill				
Gross site area (ha)	203	Net developable area (ha):		104	Proposed site density (dph):		2 Medium- 40		Grid Ref:	530539 120718			
Site Suitable: ✓			Site Available: ✓			Site Achievable: ✓							
Deliverability / Developability:			Not currently developable			✓							
Deliverable (1-5 years)	Yes	450	Dwellings		Developable (6-10 years)	Yes	1750	Dwellings		Developable (11 years +)	Yes	1050	Dwellings
SHLAA ID	47	Site Reference	BH/A/17	Settlement	BH	Ward	A	Site location / address:	91 Dunstall Avenue, Burgess Hill				
Gross site area (ha)	0.11	Net developable area (ha):			Proposed site density (dph):		4 Flatted- 50-100+		Grid Ref:	530710 120037			
Site Suitable: ✓			Site Available: ✓			Site Achievable: ✓							
Deliverability / Developability:			Not currently developable			✓							
Deliverable (1-5 years)	Yes	11	Dwellings		Developable (6-10 years)	No		Dwellings		Developable (11 years +)	No		Dwellings
Burgess Hill – Leylands													
SHLAA ID	34	Site Reference	BH/B/01	Settlement	BH	Ward	B	Site location / address:	Gas Holder Station, 132 Leylands Road, Burgess Hill, West Sussex				
Gross site area (ha)	0.9	Net developable area (ha):		0.9	Proposed site density (dph):		4 Flatted- 50-100+		Grid Ref:	531490 119960			
Site Suitable: ✓			Site Available: ✓			Site Achievable: ✓							
Deliverability / Developability:			Not currently developable			✓							
Deliverable (1-5 years)	Yes	58	Dwellings		Developable (6-10 years)	No		Dwellings		Developable (11 years +)	No		Dwellings

Schedule of all identified sites considered through the Assessment

SHLAA ID	43	Site Reference	BH/B/02	Settlement	BH	Ward	B	Site location / address:	Freeks Farm, Freeks Lane, Burgess Hill				
Gross site area (ha)	3.39	Net developable area (ha):		3.4	Proposed site density (dph):		2 Medium- 40		Grid Ref:	531348 120374			
Site Suitable:	✓	Site Available:		✓	Site Achievable:		✓						
Deliverability / Developability:			Not currently developable										
Deliverable (1-5 years)	No		Dwellings	█	Developable (6-10 years)	Yes	120	Dwellings	█	Developable (11 years +)	No	Dwellings	
SHLAA ID	44	Site Reference	BH/B/03	Settlement	BH	Ward	B	Site location / address:	Freeks Farm/Lowlands Farm, Freeks Lane, Burgess Hill				
Gross site area (ha)	35	Net developable area (ha):		23	Proposed site density (dph):		1 Lower- 30		Grid Ref:	531460 120820			
Site Suitable:	✓	Site Available:		✓	Site Achievable:		✓						
Deliverability / Developability:			Not currently developable										
Deliverable (1-5 years)	Yes	180	Dwellings	█	Developable (6-10 years)	Yes	520	Dwellings	█	Developable (11 years +)	No	Dwellings	
SHLAA ID	45	Site Reference	BH/B/04	Settlement	BH	Ward	B	Site location / address:	Former Sewage Works, Fairbridge Way, Burgess Hill				
Gross site area (ha)	10.5	Net developable area (ha):		6	Proposed site density (dph):		3 Higher- 50		Grid Ref:	531092 120492			
Site Suitable:	✓	Site Available:		✓	Site Achievable:		✓						
Deliverability / Developability:			Not currently developable										
Deliverable (1-5 years)	Yes	200	Dwellings	█	Developable (6-10 years)	Yes	125	Dwellings	█	Developable (11 years +)	No	Dwellings	
SHLAA ID	88	Site Reference	BH/B/06	Settlement	BH	Ward	B	Site location / address:	Land north of Faulkners Way, Burgess Hill				
Gross site area (ha)	1.3	Net developable area (ha):		1.3	Proposed site density (dph):		2 Medium- 40		Grid Ref:	531260 120200			
Site Suitable:	✓	Site Available:		✓	Site Achievable:		✓						
Deliverability / Developability:			Not currently developable										
Deliverable (1-5 years)	Yes	25	Dwellings	█	Developable (6-10 years)	Yes	25	Dwellings	█	Developable (11 years +)	No	Dwellings	
SHLAA ID	342	Site Reference	BH/B/07	Settlement	BH	Ward	B	Site location / address:	R/o Applewalk, Sussex Lodge, Upper St Johns Road, Burgess Hill				
Gross site area (ha)	0.7	Net developable area (ha):		0.7	Proposed site density (dph):		2 Medium- 40		Grid Ref:	531021 119487			
Site Suitable:	X	Site Available:		X	Site Achievable:		✓						
Deliverability / Developability:			Not currently developable			✓							
Deliverable (1-5 years)	No		Dwellings	█	Developable (6-10 years)	No		Dwellings	█	Developable (11 years +)	No	Dwellings	
SHLAA ID	170	Site Reference	BH/B/08	Settlement	BH	Ward	B	Site location / address:	Land at Burgess Hill Football Club, Leylands Park, Burgess Hill				
Gross site area (ha)	1.5	Net developable area (ha):		1.3	Proposed site density (dph):		2 Medium- 40		Grid Ref:	531810 120315			
Site Suitable:	X	Site Available:		✓	Site Achievable:		✓						
Deliverability / Developability:			Not currently developable			✓							
Deliverable (1-5 years)	No		Dwellings	█	Developable (6-10 years)	No		Dwellings	█	Developable (11 years +)	No	Dwellings	
SHLAA ID	169	Site Reference	BH/B/09	Settlement	BH	Ward	B	Site location / address:	Land east of Coopers Close, Burgess Hill				
Gross site area (ha)	0.35	Net developable area (ha):		0.35	Proposed site density (dph):		2 Medium- 40		Grid Ref:	532116 120408			
Site Suitable:	X	Site Available:		X	Site Achievable:		✓						
Deliverability / Developability:			Not currently developable			✓							
Deliverable (1-5 years)	No		Dwellings	█	Developable (6-10 years)	No		Dwellings	█	Developable (11 years +)	No	Dwellings	
SHLAA ID	228	Site Reference	BH/B/10	Settlement	BH	Ward	B	Site location / address:	Land to the north of Burgess Hill (either side of Isaac's Lane and Cuckfield Road)				
Gross site area (ha)	157	Net developable area (ha):		100	Proposed site density (dph):		1 Lower- 30		Grid Ref:	530629 120962			
Site Suitable:	✓	Site Available:		✓	Site Achievable:		✓						
Deliverability / Developability:			Not currently developable										
Deliverable (1-5 years)	Yes	450	Dwellings	█	Developable (6-10 years)	Yes	1750	Dwellings	█	Developable (11 years +)	Yes	800	Dwellings

Schedule of all identified sites considered through the Assessment

SHLAA ID	80	Site Reference	BH/B/12	Settlement	BH	Ward	B	Site location / address:	Land to the north of Burgess Hill including sewage works, former landfill site and Burgess Hill Football Club, Burgess Hill			
Gross site area (ha)	29.5	Net developable area (ha):		25	Proposed site density (dph):		1 Lower- 30		Grid Ref:	531281 120427		
Site Suitable: ✓			Site Available: ✓			Site Achievable: ✓						
Deliverability / Developability:			Not currently developable									
Deliverable (1-5 years)	Yes	200	Dwellings	Developable (6-10 years)	Yes	350	Dwellings	Developable (11 years +)	No	Dwellings		

Burgess Hill – St. Andrews

SHLAA ID	46	Site Reference	BH/C/01	Settlement	BH	Ward	C	Site location / address:	Land at and including 127 Cants Lane, Burgess Hill			
Gross site area (ha)	3	Net developable area (ha):		2.7	Proposed site density (dph):		1 Lower- 30		Grid Ref:	532870 119240		
Site Suitable: X			Site Available: ✓			Site Achievable: ✓						
Deliverability / Developability:			Not currently developable									
Deliverable (1-5 years)	No		Dwellings	Developable (6-10 years)	No		Dwellings	Developable (11 years +)	No	Dwellings		

SHLAA ID	232	Site Reference	BH/C/02	Settlement	BH	Ward	C	Site location / address:	Land east of Burgess Hill			
Gross site area (ha)	20.7	Net developable area (ha):		14.6	Proposed site density (dph):		1 Lower- 30		Grid Ref:	532800 119750		
Site Suitable: ✓			Site Available: X			Site Achievable: X						
Deliverability / Developability:			Not currently developable									
Deliverable (1-5 years)	No		Dwellings	Developable (6-10 years)	No		Dwellings	Developable (11 years +)	No	Dwellings		

SHLAA ID	91	Site Reference	BH/C/03	Settlement	BH	Ward	C	Site location / address:	Keymer Tile Works, Nye Road, Burgess Hill			
Gross site area (ha)	19.2	Net developable area (ha):			Proposed site density (dph):		2 Medium- 40		Grid Ref:	532400 119130		
Site Suitable: ✓			Site Available: ✓			Site Achievable: ✓						
Deliverability / Developability:			Not currently developable									
Deliverable (1-5 years)	Yes	150	Dwellings	Developable (6-10 years)	Yes	250	Dwellings	Developable (11 years +)	Yes	75	Dwellings	

SHLAA ID	384	Site Reference	BH/C/04	Settlement	BH	Ward	C	Site location / address:	2 St. Andrews Road, Burgess Hill			
Gross site area (ha)	0.1	Net developable area (ha):		0.1	Proposed site density (dph):		4 Flatted- 50-100+		Grid Ref:	532315 119494		
Site Suitable: ✓			Site Available: ✓			Site Achievable: ✓						
Deliverability / Developability:			Not currently developable									
Deliverable (1-5 years)	Yes	6	Dwellings	Developable (6-10 years)	No		Dwellings	Developable (11 years +)	No	Dwellings		

SHLAA ID	90	Site Reference	BH/C/05	Settlement	BH	Ward	C	Site location / address:	Land adjacent to Manor Road, Burgess Hill			
Gross site area (ha)	4.1	Net developable area (ha):		4.1	Proposed site density (dph):		1 Lower- 30		Grid Ref:	532700 119850		
Site Suitable: ✓			Site Available: ✓			Site Achievable: ✓						
Deliverability / Developability:			Not currently developable									
Deliverable (1-5 years)	Yes	123	Dwellings	Developable (6-10 years)	No		Dwellings	Developable (11 years +)	No	Dwellings		

SHLAA ID	231	Site Reference	BH/C/06	Settlement	BH	Ward	C	Site location / address:	Land to the north/east of Burgess Hill			
Gross site area (ha)	14.4	Net developable area (ha):		5	Proposed site density (dph):		1 Lower- 30		Grid Ref:	532752 120358		
Site Suitable: ✓			Site Available: X			Site Achievable: X						
Deliverability / Developability:			Not currently developable									
Deliverable (1-5 years)	No		Dwellings	Developable (6-10 years)	No		Dwellings	Developable (11 years +)	No	Dwellings		

SHLAA ID	364	Site Reference	BH/C/08	Settlement	BH	Ward	C	Site location / address:	118/120 Junction Road, Burgess Hill			
Gross site area (ha)	0.25	Net developable area (ha):		0.25	Proposed site density (dph):		2 Medium- 40		Grid Ref:	532075 119695		
Site Suitable: ✓			Site Available: ✓			Site Achievable: ✓						
Deliverability / Developability:			Not currently developable									
Deliverable (1-5 years)	No		Dwellings	Developable (6-10 years)	Yes	10	Dwellings	Developable (11 years +)	No	Dwellings		

Schedule of all identified sites considered through the Assessment

SHLAA ID	343	Site Reference	BH/C/09	Settlement	BH	Ward	C	Site location / address:	Land rear of 1-49 Valebridge Road and 2-44 Leylands Road			
Gross site area (ha)	0.7	Net developable area (ha):		0.28	Proposed site density (dph):		2 Medium- 40		Grid Ref:	532157 120199		
Site Suitable: X			Site Available: X			Site Achievable: ✓						
Deliverability / Developability:			Not currently developable			✓						
Deliverable (1-5 years)	No	Dwellings	█	Developable (6-10 years)	No	Dwellings	█	Developable (11 years +)	No	Dwellings	█	

SHLAA ID	292	Site Reference	BH/C/10	Settlement	BH	Ward	C	Site location / address:	241 Junction Road, Burgess Hill			
Gross site area (ha)	0.08	Net developable area (ha):			Proposed site density (dph):		4 Flatted- 50-100+		Grid Ref:	532081 119841		
Site Suitable: ✓			Site Available: ✓			Site Achievable: ✓						
Deliverability / Developability:			Not currently developable			✓						
Deliverable (1-5 years)	Yes	7	Dwellings	█	Developable (6-10 years)	No	Dwellings	█	Developable (11 years +)	No	Dwellings	█

SHLAA ID	233	Site Reference	BH/C/11	Settlement	BH	Ward	C	Site location / address:	Land east of Burgess Hill (adjacent to railway line)				
Gross site area (ha)	35.7	Net developable area (ha):			Proposed site density (dph):		1 Lower- 30		Grid Ref:	532951 118671			
Site Suitable: ✓			Site Available: ✓			Site Achievable: ✓							
Deliverability / Developability:			Not currently developable			✓							
Deliverable (1-5 years)	Yes	150	Dwellings	█	Developable (6-10 years)	Yes	250	Dwellings	█	Developable (11 years +)	No	Dwellings	█

SHLAA ID	398	Site Reference	BH/C/12	Settlement	BH	Ward	C	Site location / address:	75,75a and 75b Cants Lane, Burgess Hill			
Gross site area (ha)	0.38	Net developable area (ha):		0.38	Proposed site density (dph):		2 Medium- 40		Grid Ref:	532576 119424		
Site Suitable: ✓			Site Available: ✓			Site Achievable: ✓						
Deliverability / Developability:			Not currently developable			✓						
Deliverable (1-5 years)	No	Dwellings	█	Developable (6-10 years)	Yes	14	Dwellings	█	Developable (11 years +)	No	Dwellings	█

SHLAA ID	160	Site Reference	BH/C/14	Settlement	BH	Ward	C	Site location / address:	Land in Valebridge Road, Burgess Hill			
Gross site area (ha)	0.64	Net developable area (ha):		0.64	Proposed site density (dph):		1 Lower- 30		Grid Ref:	532270 120750		
Site Suitable: X			Site Available: ✓			Site Achievable: ✓						
Deliverability / Developability:			Not currently developable			✓						
Deliverable (1-5 years)	No	Dwellings	█	Developable (6-10 years)	No	Dwellings	█	Developable (11 years +)	No	Dwellings	█	

SHLAA ID	560	Site Reference	BH/C/18	Settlement	BH	Ward	C	Site location / address:	Land south of Janes Lane, Burgess Hill (part of Option F)			
Gross site area (ha)	8.31	Net developable area (ha):		7	Proposed site density (dph):		1 Lower- 30		Grid Ref:	532907 119674		
Site Suitable: ✓			Site Available: X			Site Achievable: ✓						
Deliverability / Developability:			Not currently developable			✓						
Deliverable (1-5 years)	No	Dwellings	█	Developable (6-10 years)	No	Dwellings	█	Developable (11 years +)	No	Dwellings	█	

Burgess Hill – Franklands

SHLAA ID	4	Site Reference	BH/D/01	Settlement	BH	Ward	D	Site location / address:	Wintons Farm, Folders Lane, Burgess Hill			
Gross site area (ha)	4.9	Net developable area (ha):		4	Proposed site density (dph):		1 Lower- 30		Grid Ref:	532484 117906		
Site Suitable: X			Site Available: ✓			Site Achievable: ✓						
Deliverability / Developability:			Not currently developable			✓						
Deliverable (1-5 years)	No	Dwellings	█	Developable (6-10 years)	No	Dwellings	█	Developable (11 years +)	No	Dwellings	█	

SHLAA ID	85	Site Reference	BH/D/02	Settlement	BH	Ward	D	Site location / address:	86 Junction Road, Burgess Hill			
Gross site area (ha)	0.20	Net developable area (ha):		0.20	Proposed site density (dph):		4 Flatted- 50-100+		Grid Ref:	531931 119350		
Site Suitable: ✓			Site Available: ✓			Site Achievable: ✓						
Deliverability / Developability:			Not currently developable			✓						
Deliverable (1-5 years)	Yes	12	Dwellings	█	Developable (6-10 years)	No	Dwellings	█	Developable (11 years +)	No	Dwellings	█

Schedule of all identified sites considered through the Assessment

SHLAA ID	87	Site Reference	BH/D/04	Settlement	BH	Ward	D	Site location / address:	Folders Meadow, Folders Lane, Burgess Hill			
Gross site area (ha)	2.3	Net developable area (ha):		2.3	Proposed site density (dph):		2 Medium- 40		Grid Ref:	532020 118235		
Site Suitable: ✓			Site Available: ✓			Site Achievable: ✓						
Deliverability / Developability:			Not currently developable									
Deliverable (1-5 years)	Yes	90	Dwellings	Developable (6-10 years)	No	Dwellings	Developable (11 years +)	No	Dwellings			
SHLAA ID	84	Site Reference	BH/D/05	Settlement	BH	Ward	D	Site location / address:	The Oaks Centre, Junction Road, Burgess Hill			
Gross site area (ha)	0.42	Net developable area (ha):		0.42	Proposed site density (dph):		1 Lower- 30		Grid Ref:	531889 119449		
Site Suitable: ✓			Site Available: ✓			Site Achievable: ✓						
Deliverability / Developability:			Not currently developable									
Deliverable (1-5 years)	Yes	12	Dwellings	Developable (6-10 years)	No	Dwellings	Developable (11 years +)	No	Dwellings			
SHLAA ID	234	Site Reference	BH/D/06	Settlement	BH	Ward	D	Site location / address:	Land to the south/east of Burgess Hill to the rear of properties on south side of Folders Lane			
Gross site area (ha)	28.6	Net developable area (ha):		28.6	Proposed site density (dph):		2 Medium- 40		Grid Ref:	532110 117848		
Site Suitable: ✓			Site Available: X			Site Achievable: X						
Deliverability / Developability:			Not currently developable									
Deliverable (1-5 years)	No		Dwellings	Developable (6-10 years)	No	Dwellings	Developable (11 years +)	No	Dwellings			
SHLAA ID	344	Site Reference	BH/D/07	Settlement	BH	Ward	D	Site location / address:	Land r/o Spinningdale, Starlings and Merryfield, Keymer Road, Burgess Hill			
Gross site area (ha)	0.35	Net developable area (ha):		0.35	Proposed site density (dph):		4 Flatted- 50-100+		Grid Ref:	531686 118436		
Site Suitable: ✓			Site Available: ✓			Site Achievable: ✓						
Deliverability / Developability:			Not currently developable									
Deliverable (1-5 years)	Yes	20	Dwellings	Developable (6-10 years)	No	Dwellings	Developable (11 years +)	No	Dwellings			
SHLAA ID	206	Site Reference	BH/D/08	Settlement	BH	Ward	D	Site location / address:	Land to the rear of 68-78 Folders Lane, Burgess Hill			
Gross site area (ha)	1.1	Net developable area (ha):		1.1	Proposed site density (dph):		1 Lower- 30		Grid Ref:	532760 117962		
Site Suitable: X			Site Available: X			Site Achievable: ✓						
Deliverability / Developability:			Not currently developable									
Deliverable (1-5 years)	No		Dwellings	Developable (6-10 years)	No	Dwellings	Developable (11 years +)	No	Dwellings			
SHLAA ID	86	Site Reference	BH/D/09	Settlement	BH	Ward	D	Site location / address:	Folders Farm, Folders Lane, Burgess Hill			
Gross site area (ha)	4.1	Net developable area (ha):			Proposed site density (dph):		1 Lower- 30		Grid Ref:	532865 118300		
Site Suitable: ✓			Site Available: ✓			Site Achievable: ✓						
Deliverability / Developability:			Not currently developable									
Deliverable (1-5 years)	Yes	14	Dwellings	Developable (6-10 years)	No	Dwellings	Developable (11 years +)	No	Dwellings			
SHLAA ID	291	Site Reference	BH/D/10	Settlement	BH	Ward	D	Site location / address:	36 & 38 Folders Lane, Burgess Hill			
Gross site area (ha)	0.5	Net developable area (ha):			Proposed site density (dph):		1 Lower- 30		Grid Ref:	531736 118772		
Site Suitable: ✓			Site Available: ✓			Site Achievable: ✓						
Deliverability / Developability:			Not currently developable									
Deliverable (1-5 years)	Yes	8	Dwellings	Developable (6-10 years)	No	Dwellings	Developable (11 years +)	No	Dwellings			
SHLAA ID	408	Site Reference	BH/D/11	Settlement	BH	Ward	D	Site location / address:	Oaklands, Keymer Road, Burgess Hill			
Gross site area (ha)	0.25	Net developable area (ha):		0.25	Proposed site density (dph):		2 Medium- 40		Grid Ref:	531700 118230		
Site Suitable: ✓			Site Available: ✓			Site Achievable: ✓						
Deliverability / Developability:			Not currently developable									
Deliverable (1-5 years)	Yes	9	Dwellings	Developable (6-10 years)	No	Dwellings	Developable (11 years +)	No	Dwellings			

Schedule of all identified sites considered through the Assessment

SHLAA ID	158	Site Reference	BH/D/13	Settlement	BH	Ward	D	Site location / address:	Land south of Greenlands Drive, Burgess Hill			
Gross site area (ha)	1.4	Net developable area (ha):		0.6	Proposed site density (dph):		1 Lower- 30		Grid Ref:	531460 117855		
Site Suitable: ✓			Site Available: ✓			Site Achievable: ✓						
Deliverability / Developability:			Not currently developable									
Deliverable (1-5 years)	No	Dwellings	█	Developable (6-10 years)	Yes	15	Dwellings	█	Developable (11 years +)	No	Dwellings	
SHLAA ID	365	Site Reference	BH/D/18	Settlement	BH	Ward	D	Site location / address:	6-10 Junction Road, Burgess Hill			
Gross site area (ha)	0.07	Net developable area (ha):		0.07	Proposed site density (dph):		4 Flatted- 50-100+		Grid Ref:	531769 118928		
Site Suitable: ✓			Site Available: ✓			Site Achievable: ✓						
Deliverability / Developability:			Not currently developable									
Deliverable (1-5 years)	Yes	8	Dwellings	█	Developable (6-10 years)	No	Dwellings	█	Developable (11 years +)	No	Dwellings	
SHLAA ID	446	Site Reference	BH/D/19	Settlement	BH	Ward	D	Site location / address:	48-50 Junction Road, Burgess Hill			
Gross site area (ha)	0.3	Net developable area (ha):		0.3	Proposed site density (dph):		3 Higher- 50		Grid Ref:	531897 119172		
Site Suitable: ✓			Site Available: ✓			Site Achievable: ✓						
Deliverability / Developability:			Not currently developable									
Deliverable (1-5 years)	No	Dwellings	█	Developable (6-10 years)	Yes	15	Dwellings	█	Developable (11 years +)	No	Dwellings	
SHLAA ID	534	Site Reference	BH/D/20	Settlement	BH	Ward	D	Site location / address:	Land south of Folders Lane (to the east of Wintons fishing lakes), Burgess Hill			
Gross site area (ha)	8.9	Net developable area (ha):		7.9	Proposed site density (dph):		1 Lower- 30		Grid Ref:	532831 117880		
Site Suitable: ✓			Site Available: ✓			Site Achievable: ✓						
Deliverability / Developability:			Not currently developable									
Deliverable (1-5 years)	No	Dwellings	█	Developable (6-10 years)	Yes	235	Dwellings	█	Developable (11 years +)	No	Dwellings	
SHLAA ID	557	Site Reference	BH/D/21	Settlement	BH	Ward	D	Site location / address:	Land south of Folders Lane and east of Keymer Road, Burgess Hill (western part of Option H)			
Gross site area (ha)	16.4	Net developable area (ha):		14.9	Proposed site density (dph):		1 Lower- 30		Grid Ref:	532119 117757		
Site Suitable: ✓			Site Available: ✓			Site Achievable: ✓						
Deliverability / Developability:			Not currently developable									
Deliverable (1-5 years)	Yes	75	Dwellings	█	Developable (6-10 years)	Yes	309	Dwellings	█	Developable (11 years +)	No	Dwellings
Burgess Hill – Meeds												
SHLAA ID	502	Site Reference	BH/E/01	Settlement	BH	Ward	E	Site location / address:	Land at Burgess Hill Station, Station Road, Burgess Hill			
Gross site area (ha)	5.7	Net developable area (ha):		1.65	Proposed site density (dph):		4 Flatted- 50-100+		Grid Ref:	531450 118430		
Site Suitable: ✓			Site Available: ✓			Site Achievable: ✓						
Deliverability / Developability:			Not currently developable									
Deliverable (1-5 years)	No	Dwellings	█	Developable (6-10 years)	Yes	100	Dwellings	█	Developable (11 years +)	No	Dwellings	
SHLAA ID	345	Site Reference	BH/E/02	Settlement	BH	Ward	E	Site location / address:	St. Wilfrids Catholic Primary School, School Close, Burgess Hill			
Gross site area (ha)	1.65	Net developable area (ha):		1.65	Proposed site density (dph):		4 Flatted- 50-100+		Grid Ref:	530974 119011		
Site Suitable: ✓			Site Available: ✓			Site Achievable: ✓						
Deliverability / Developability:			Not currently developable									
Deliverable (1-5 years)	No	Dwellings	█	Developable (6-10 years)	No	Dwellings	█	Developable (11 years +)	Yes	115	Dwellings	
SHLAA ID	117	Site Reference	BH/E/03	Settlement	BH	Ward	E	Site location / address:	Prospect House, 1-9 Junction Road, Burgess Hill			
Gross site area (ha)	0.07	Net developable area (ha):			Proposed site density (dph):				Grid Ref:	531734 118770		
Site Suitable: ✓			Site Available: ✓			Site Achievable: ✓						
Deliverability / Developability:			Not currently developable									
Deliverable (1-5 years)	Yes	11	Dwellings	█	Developable (6-10 years)	No	Dwellings	█	Developable (11 years +)	No	Dwellings	

Schedule of all identified sites considered through the Assessment

SHLAA ID	83	Site Reference	BH/E/04	Settlement	BH	Ward	E	Site location / address:	Burgess Hill Station yard/car park, Burgess Hill			
Gross site area (ha)	1.75	Net developable area (ha):		1.75	Proposed site density (dph):		4 Flatted- 50-100+		Grid Ref:	531548 118731		
Site Suitable: ✓			Site Available: ✓			Site Achievable: ✓						
Deliverability / Developability:			Not currently developable									
Deliverable (1-5 years)	No		Dwellings	█	Developable (6-10 years)	Yes	100	Dwellings	█	Developable (11 years +)	No	Dwellings
SHLAA ID	368	Site Reference	BH/E/06	Settlement	BH	Ward	E	Site location / address:	Gloucester Motors, 201-205 Lower Church Road, Burgess Hill			
Gross site area (ha)	0.04	Net developable area (ha):		0.04	Proposed site density (dph):		4 Flatted- 50-100+		Grid Ref:	530832 119158		
Site Suitable: ✓			Site Available: ✓			Site Achievable: ✓						
Deliverability / Developability:			Not currently developable									
Deliverable (1-5 years)	Yes	6	Dwellings	█	Developable (6-10 years)	No		Dwellings	█	Developable (11 years +)	No	Dwellings
SHLAA ID	118	Site Reference	BH/E/07	Settlement	BH	Ward	E	Site location / address:	Superdrug Store, 42/44 Church Road, Burgess Hill			
Gross site area (ha)	0.05	Net developable area (ha):			Proposed site density (dph):		4 Flatted- 50-100+		Grid Ref:	531435 119010		
Site Suitable: ✓			Site Available: ✓			Site Achievable: ✓						
Deliverability / Developability:			Not currently developable									
Deliverable (1-5 years)	Yes	8	Dwellings	█	Developable (6-10 years)	No		Dwellings	█	Developable (11 years +)	No	Dwellings
SHLAA ID	295	Site Reference	BH/E/08	Settlement	BH	Ward	E	Site location / address:	Rear of 5-7 Mill Road, Burgess Hill			
Gross site area (ha)	0.07	Net developable area (ha):			Proposed site density (dph):		4 Flatted- 50-100+		Grid Ref:	531593 118916		
Site Suitable: ✓			Site Available: ✓			Site Achievable: ✓						
Deliverability / Developability:			Not currently developable									
Deliverable (1-5 years)	Yes	10	Dwellings	█	Developable (6-10 years)	No		Dwellings	█	Developable (11 years +)	No	Dwellings
SHLAA ID	159	Site Reference	BH/E/11	Settlement	BH	Ward	E	Site location / address:	30-32 Station Road, Burgess Hill			
Gross site area (ha)	0.15	Net developable area (ha):		0.15	Proposed site density (dph):		4 Flatted- 50-100+		Grid Ref:	531450 118908		
Site Suitable: ✓			Site Available: ✓			Site Achievable: ✓						
Deliverability / Developability:			Not currently developable									
Deliverable (1-5 years)	Yes	14	Dwellings	█	Developable (6-10 years)	No		Dwellings	█	Developable (11 years +)	No	Dwellings
SHLAA ID	419	Site Reference	BH/E/13	Settlement	BH	Ward	E	Site location / address:	Osbourne House, Station Road, Burgess Hill			
Gross site area (ha)	0.17	Net developable area (ha):		0.17	Proposed site density (dph):		4 Flatted- 50-100+		Grid Ref:	530893 118791		
Site Suitable: ✓			Site Available: ✓			Site Achievable: ✓						
Deliverability / Developability:			Not currently developable									
Deliverable (1-5 years)	Yes	21	Dwellings	█	Developable (6-10 years)	No		Dwellings	█	Developable (11 years +)	No	Dwellings
SHLAA ID	92	Site Reference	BH/E/14	Settlement	BH	Ward	E	Site location / address:	Open air market, Cyprus Road, Burgess Hill			
Gross site area (ha)	0.4	Net developable area (ha):		0.27	Proposed site density (dph):		4 Flatted- 50-100+		Grid Ref:	531500 119150		
Site Suitable: ✓			Site Available: ✓			Site Achievable: ✓						
Deliverability / Developability:			Not currently developable									
Deliverable (1-5 years)	Yes	16	Dwellings	█	Developable (6-10 years)	No		Dwellings	█	Developable (11 years +)	No	Dwellings
SHLAA ID	505	Site Reference	BH/E/16	Settlement	BH	Ward	E	Site location / address:	Telephone Exchange, Cyprus Road, Burgess Hill			
Gross site area (ha)	0.25	Net developable area (ha):		0.25	Proposed site density (dph):		4 Flatted- 50-100+		Grid Ref:	531523 119045		
Site Suitable: ✓			Site Available: X			Site Achievable: ✓						
Deliverability / Developability:			Not currently developable									
Deliverable (1-5 years)	No		Dwellings	█	Developable (6-10 years)	No		Dwellings	█	Developable (11 years +)	No	Dwellings

Schedule of all identified sites considered through the Assessment

SHLAA ID	172	Site Reference	BH/E/17	Settlement	BH	Ward	E	Site location / address:	Scout Centre, Station Road, Burgess Hill			
Gross site area (ha)	0.30	Net developable area (ha):		0.30	Proposed site density (dph):		4 Flatted- 50-100+		Grid Ref:	531037 118805		
Site Suitable: X			Site Available: X			Site Achievable: ✓						
Deliverability / Developability:			Not currently developable			✓						
Deliverable (1-5 years)	No	Dwellings	█	Developable (6-10 years)	No	Dwellings	█	Developable (11 years +)	No	Dwellings	█	

SHLAA ID	528	Site Reference	BH/E/18	Settlement	BH	Ward	E	Site location / address:	Land at Burgess Hill Town Centre including land at Civic Way and The Brow				
Gross site area (ha)	2.27	Net developable area (ha):		2.27	Proposed site density (dph):		4 Flatted- 50-100+		Grid Ref:	531240 119002			
Site Suitable: ✓			Site Available: ✓			Site Achievable: ✓							
Deliverability / Developability:			Not currently developable			✓							
Deliverable (1-5 years)	Yes	90	Dwellings	█	Developable (6-10 years)	Yes	110	Dwellings	█	Developable (11 years +)	No	Dwellings	█

SHLAA ID	535	Site Reference	BH/E/19	Settlement	BH	Ward	E	Site location / address:	Land to the rear of 70 Station Road, Burgess Hill			
Gross site area (ha)	0.21	Net developable area (ha):		0.21	Proposed site density (dph):		4 Flatted- 50-100+		Grid Ref:	531167 118810		
Site Suitable: ✓			Site Available: ✓			Site Achievable: ✓						
Deliverability / Developability:			Not currently developable			✓						
Deliverable (1-5 years)	Yes	12	Dwellings	█	Developable (6-10 years)	No	Dwellings	█	Developable (11 years +)	No	Dwellings	█

SHLAA ID	536	Site Reference	BH/E/20	Settlement	BH	Ward	E	Site location / address:	112 Station Road, Burgess Hill			
Gross site area (ha)	0.38	Net developable area (ha):		0.38	Proposed site density (dph):		4 Flatted- 50-100+		Grid Ref:	530963 118789		
Site Suitable: ✓			Site Available: ✓			Site Achievable: ✓						
Deliverability / Developability:			Not currently developable			✓						
Deliverable (1-5 years)	No	Dwellings	█	Developable (6-10 years)	Yes	45	Dwellings	█	Developable (11 years +)	No	Dwellings	█

SHLAA ID	537	Site Reference	BH/E/21	Settlement	BH	Ward	E	Site location / address:	St Peters Nursery, 78 Park Road, Burgess Hill			
Gross site area (ha)	0.22	Net developable area (ha):		0.2	Proposed site density (dph):		1 Lower- 30		Grid Ref:	530993 119392		
Site Suitable: ✓			Site Available: ✓			Site Achievable: ✓						
Deliverability / Developability:			Not currently developable			✓						
Deliverable (1-5 years)	Yes	8	Dwellings	█	Developable (6-10 years)	No	Dwellings	█	Developable (11 years +)	No	Dwellings	█

Burgess Hill – Victoria

SHLAA ID	48	Site Reference	BH/F/01	Settlement	BH	Ward	F	Site location / address:	West Hill, West Hill Drive			
Gross site area (ha)	0.30	Net developable area (ha):		0.30	Proposed site density (dph):		3 Higher- 50		Grid Ref:	530354 119157		
Site Suitable: ✓			Site Available: ✓			Site Achievable: ✓						
Deliverability / Developability:			Not currently developable			✓						
Deliverable (1-5 years)	Yes	10	Dwellings	█	Developable (6-10 years)	No	Dwellings	█	Developable (11 years +)	No	Dwellings	█

SHLAA ID	205	Site Reference	BH/F/02	Settlement	BH	Ward	F	Site location / address:	Former Knowles factory building, 73 Victoria Road, Burgess Hill			
Gross site area (ha)	0.6	Net developable area (ha):			Proposed site density (dph):		2 Medium- 40		Grid Ref:	530016 119087		
Site Suitable: ✓			Site Available: ✓			Site Achievable: ✓						
Deliverability / Developability:			Not currently developable			✓						
Deliverable (1-5 years)	Yes	26	Dwellings	█	Developable (6-10 years)	No	Dwellings	█	Developable (11 years +)	No	Dwellings	█

SHLAA ID	93	Site Reference	BH/F/03	Settlement	BH	Ward	F	Site location / address:	Land north of Maltings Park, Burgess Hill			
Gross site area (ha)	3.3	Net developable area (ha):			Proposed site density (dph):		2 Medium- 40		Grid Ref:	529800 118960		
Site Suitable: ✓			Site Available: ✓			Site Achievable: ✓						
Deliverability / Developability:			Not currently developable			✓						
Deliverable (1-5 years)	Yes	105	Dwellings	█	Developable (6-10 years)	No	Dwellings	█	Developable (11 years +)	No	Dwellings	█

Schedule of all identified sites considered through the Assessment

SHLAA ID	463	Site Reference	BH/F/04	Settlement	BH	Ward	F	Site location / address:	Focus DIY, 255-269 London Road, Burgess Hill			
Gross site area (ha)	0.45	Net developable area (ha):		0.45	Proposed site density (dph):		4 Flatted- 50-100+		Grid Ref:	530746 118954		
Site Suitable:	✓	Site Available:		✓	Site Achievable:		✓					
Deliverability / Developability:			Not currently developable									
Deliverable (1-5 years)	Yes	80	Dwellings	█	Developable (6-10 years)	No		Dwellings	█	Developable (11 years +)	No	Dwellings

SHLAA ID	346	Site Reference	BH/F/05	Settlement	BH	Ward	F	Site location / address:	Land at Hammonds Ridge, Burgess Hill				
Gross site area (ha)	1.2	Net developable area (ha):		1.2	Proposed site density (dph):		2 Medium- 40		Grid Ref:	530289 118433			
Site Suitable:	✓	Site Available:		✓	Site Achievable:		✓						
Deliverability / Developability:			Not currently developable										
Deliverable (1-5 years)	No		Dwellings	█	Developable (6-10 years)	No		Dwellings	█	Developable (11 years +)	Yes	10	Dwellings

SHLAA ID	245	Site Reference	BH/F/06	Settlement	BH	Ward	F	Site location / address:	Victoria Industrial Estate (part of), Burgess Hill				
Gross site area (ha)	32.1	Net developable area (ha):		29	Proposed site density (dph):		2 Medium- 40		Grid Ref:	530386 118833			
Site Suitable:	✓	Site Available:		X	Site Achievable:		X						
Deliverability / Developability:			Not currently developable			✓							
Deliverable (1-5 years)	No		Dwellings	█	Developable (6-10 years)	No		Dwellings	█	Developable (11 years +)	No		Dwellings

SHLAA ID	501	Site Reference	BH/F/07	Settlement	BH	Ward	F	Site location / address:	67 Victoria Road, Victoria Industrial Estate, Burgess Hill				
Gross site area (ha)	0.38	Net developable area (ha):		0.38	Proposed site density (dph):				Grid Ref:	529995 118982			
Site Suitable:	X	Site Available:		✓	Site Achievable:		X						
Deliverability / Developability:			Not currently developable			✓							
Deliverable (1-5 years)	No		Dwellings	█	Developable (6-10 years)	No		Dwellings	█	Developable (11 years +)	No		Dwellings

SHLAA ID	511	Site Reference	BH/F/08	Settlement	BH	Ward	F	Site location / address:	Land at Poveys Close/Southway Recreation Ground (Burgess Hill Rugby Club), Burgess Hill				
Gross site area (ha)	4.32	Net developable area (ha):		2.7	Proposed site density (dph):		2 Medium- 40		Grid Ref:	529722 119223			
Site Suitable:	X	Site Available:		✓	Site Achievable:		✓						
Deliverability / Developability:			Not currently developable			✓							
Deliverable (1-5 years)	No		Dwellings	█	Developable (6-10 years)	No		Dwellings	█	Developable (11 years +)	No		Dwellings

SHLAA ID	262	Site Reference	BH/F/09	Settlement	BH	Ward	F	Site location / address:	Land to the rear of Shelleys, Burgess Hill				
Gross site area (ha)	0.33	Net developable area (ha):		0.33	Proposed site density (dph):		1 Lower- 30		Grid Ref:	529848 119146			
Site Suitable:	✓	Site Available:		✓	Site Achievable:		✓						
Deliverability / Developability:			Not currently developable										
Deliverable (1-5 years)	Yes	10	Dwellings	█	Developable (6-10 years)	No		Dwellings	█	Developable (11 years +)	No		Dwellings

SHLAA ID	544	Site Reference	BH/F/10	Settlement	BH	Ward	F	Site location / address:	Land at Victoria Road (north), Burgess Hill				
Gross site area (ha)	1.83	Net developable area (ha):		1.7	Proposed site density (dph):		2 Medium- 40		Grid Ref:	530051 119045			
Site Suitable:	✓	Site Available:		✓	Site Achievable:		✓						
Deliverability / Developability:			Not currently developable										
Deliverable (1-5 years)	No		Dwellings	█	Developable (6-10 years)	Yes	68	Dwellings	█	Developable (11 years +)	No		Dwellings

Bolney

SHLAA ID	82	Site Reference	BK/03	Settlement	BK	Ward		Site location / address:	G&W Motors, London Road, Bolney				
Gross site area (ha)	0.3	Net developable area (ha):			Proposed site density (dph):		1 Lower- 30		Grid Ref:	526550 123450			
Site Suitable:	✓	Site Available:		✓	Site Achievable:		✓						
Deliverability / Developability:			Not currently developable										
Deliverable (1-5 years)	No		Dwellings	█	Developable (6-10 years)	Yes	6	Dwellings	█	Developable (11 years +)	No		Dwellings

Schedule of all identified sites considered through the Assessment

SHLAA ID	156	Site Reference	BK/04	Settlement	BK	Ward		Site location / address:	Pine Lodge and Pine Cottage, London Road, Bolney			
Gross site area (ha)	1.7	Net developable area (ha):		1.65	Proposed site density (dph):		1 Lower- 30		Grid Ref:	526545 123611		
Site Suitable: X			Site Available: ✓			Site Achievable: ✓						
Deliverability / Developability:			Not currently developable			✓						
Deliverable (1-5 years)	No		Dwellings	Developable (6-10 years)	No		Dwellings	Developable (11 years +)	No		Dwellings	

SHLAA ID	264	Site Reference	BK/06	Settlement	BK	Ward		Site location / address:	Land south of Ryecroft Road, Bolney			
Gross site area (ha)	1.4	Net developable area (ha):		0.65	Proposed site density (dph):		1 Lower- 30		Grid Ref:	526327 123192		
Site Suitable: ✓			Site Available: ✓			Site Achievable: ✓						
Deliverability / Developability:			Not currently developable									
Deliverable (1-5 years)	No		Dwellings	Developable (6-10 years)	Yes	20	Dwellings	Developable (11 years +)	No		Dwellings	

SHLAA ID	526	Site Reference	BK/07	Settlement	BK	Ward		Site location / address:	Land east of Paynesfield, Bolney			
Gross site area (ha)	3.1	Net developable area (ha):		3.1	Proposed site density (dph):		1 Lower- 30		Grid Ref:	526257 122920		
Site Suitable: ✓			Site Available: ✓			Site Achievable: ✓						
Deliverability / Developability:			Not currently developable									
Deliverable (1-5 years)	No		Dwellings	Developable (6-10 years)	Yes	70	Dwellings	Developable (11 years +)	No		Dwellings	

SHLAA ID	527	Site Reference	BK/08	Settlement	BK	Ward		Site location / address:	Land north of Ryecroft Road, Bolney			
Gross site area (ha)	1.88	Net developable area (ha):		1.2	Proposed site density (dph):		1 Lower- 30		Grid Ref:	526411 123355		
Site Suitable: ✓			Site Available: ✓			Site Achievable: ✓						
Deliverability / Developability:			Not currently developable									
Deliverable (1-5 years)	No		Dwellings	Developable (6-10 years)	Yes	36	Dwellings	Developable (11 years +)	No		Dwellings	

SHLAA ID	541	Site Reference	BK/09	Settlement	BK	Ward		Site location / address:	Land Adjacent to Packway House, Bolney			
Gross site area (ha)	6.2	Net developable area (ha):		1	Proposed site density (dph):		1 Lower- 30		Grid Ref:	526333 123744		
Site Suitable: X			Site Available: ✓			Site Achievable: ✓						
Deliverability / Developability:			Not currently developable			✓						
Deliverable (1-5 years)	No		Dwellings	Developable (6-10 years)	No		Dwellings	Developable (11 years +)	No		Dwellings	

SHLAA ID	543	Site Reference	BK/10	Settlement	BK	Ward		Site location / address:	Land opposite Queens Head, Bolney			
Gross site area (ha)	5.49	Net developable area (ha):		3.4	Proposed site density (dph):		1 Lower- 30		Grid Ref:	526405 122942		
Site Suitable: X			Site Available: ✓			Site Achievable: ✓						
Deliverability / Developability:			Not currently developable			✓						
Deliverable (1-5 years)	No		Dwellings	Developable (6-10 years)	No		Dwellings	Developable (11 years +)	No		Dwellings	

Crawley Down

SHLAA ID	7	Site Reference	CR/02	Settlement	CR	Ward		Site location / address:	Pasture Wood, Hophurst Lane, Crawley Down			
Gross site area (ha)	0.8	Net developable area (ha):		0.6	Proposed site density (dph):		1 Lower- 30		Grid Ref:	535219 138122		
Site Suitable: ✓			Site Available: ✓			Site Achievable: ✓						
Deliverability / Developability:			Not currently developable			✓						
Deliverable (1-5 years)	No		Dwellings	Developable (6-10 years)	Yes	18	Dwellings	Developable (11 years +)	No		Dwellings	

SHLAA ID	271	Site Reference	CR/06	Settlement	CR	Ward		Site location / address:	Land at Wychwood, Turners Hill Road, Crawley Down			
Gross site area (ha)	4	Net developable area (ha):		2.3	Proposed site density (dph):		1 Lower- 30		Grid Ref:	533730 137986		
Site Suitable: X			Site Available: X			Site Achievable: ✓						
Deliverability / Developability:			Not currently developable			✓						
Deliverable (1-5 years)	No		Dwellings	Developable (6-10 years)	No		Dwellings	Developable (11 years +)	No		Dwellings	

Schedule of all identified sites considered through the Assessment

SHLAA ID	272	Site Reference	CR/07	Settlement	CR	Ward		Site location / address:	Land at Wychwood, Turners Hill Road (reduced area), Crawley Down				
Gross site area (ha)	1	Net developable area (ha):		0.9	Proposed site density (dph):		1 Lower- 30		Grid Ref:	533759 138008			
Site Suitable: X			Site Available: X			Site Achievable: ✓							
Deliverability / Developability:			Not currently developable			✓							
Deliverable (1-5 years)	No		Dwellings	█	Developable (6-10 years)	No		Dwellings	█	Developable (11 years +)	No		Dwellings
SHLAA ID	273	Site Reference	CR/08	Settlement	CR	Ward		Site location / address:	Land at Haven Sports Centre, Crawley Down				
Gross site area (ha)	8.4	Net developable area (ha):		7.9	Proposed site density (dph):		1 Lower- 30		Grid Ref:	534871 138326			
Site Suitable: X			Site Available: X			Site Achievable: ✓							
Deliverability / Developability:			Not currently developable			✓							
Deliverable (1-5 years)	No		Dwellings	█	Developable (6-10 years)	No		Dwellings	█	Developable (11 years +)	No		Dwellings
SHLAA ID	144	Site Reference	CR/10	Settlement	CR	Ward		Site location / address:	Land at Hazel Way, Crawley Down				
Gross site area (ha)	4	Net developable area (ha):		3.6	Proposed site density (dph):		2 Medium- 40		Grid Ref:	535066 137424			
Site Suitable: X			Site Available: X			Site Achievable: ✓							
Deliverability / Developability:			Not currently developable			✓							
Deliverable (1-5 years)	No		Dwellings	█	Developable (6-10 years)	No		Dwellings	█	Developable (11 years +)	No		Dwellings
SHLAA ID	451	Site Reference	CR/14	Settlement	CR	Ward		Site location / address:	Larchwoods, Sandy Lane, Crawley Down				
Gross site area (ha)	1	Net developable area (ha):		1	Proposed site density (dph):		3 Higher- 50		Grid Ref:	534087 138001			
Site Suitable: ✓			Site Available: ✓			Site Achievable: ✓							
Deliverability / Developability:			Not currently developable			✓							
Deliverable (1-5 years)	Yes	10	Dwellings	█	Developable (6-10 years)	No		Dwellings	█	Developable (11 years +)	No		Dwellings
SHLAA ID	135	Site Reference	CR/16	Settlement	CR	Ward		Site location / address:	Land south of Grange Road, Crawley Down				
Gross site area (ha)	2.8	Net developable area (ha):			Proposed site density (dph):		1 Lower- 30		Grid Ref:	534468 137274			
Site Suitable: ✓			Site Available: ✓			Site Achievable: ✓							
Deliverability / Developability:			Not currently developable			✓							
Deliverable (1-5 years)	Yes	98	Dwellings	█	Developable (6-10 years)	No		Dwellings	█	Developable (11 years +)	No		Dwellings
SHLAA ID	434	Site Reference	CR/17	Settlement	CR	Ward		Site location / address:	Properties at Rufwood, Crawley Down				
Gross site area (ha)	0.74	Net developable area (ha):		0.70	Proposed site density (dph):		1 Lower- 30		Grid Ref:	534022 137850			
Site Suitable: ✓			Site Available: ✓			Site Achievable: ✓							
Deliverability / Developability:			Not currently developable			✓							
Deliverable (1-5 years)	Yes	20	Dwellings	█	Developable (6-10 years)	No		Dwellings	█	Developable (11 years +)	No		Dwellings
SHLAA ID	213	Site Reference	CR/18	Settlement	CR	Ward		Site location / address:	Land at Winch Well, Crawley Down				
Gross site area (ha)	1.5	Net developable area (ha):		1	Proposed site density (dph):		1 Lower- 30		Grid Ref:	534146 137397			
Site Suitable: X			Site Available: X			Site Achievable: ✓							
Deliverability / Developability:			Not currently developable			✓							
Deliverable (1-5 years)	No		Dwellings	█	Developable (6-10 years)	No		Dwellings	█	Developable (11 years +)	No		Dwellings
SHLAA ID	400	Site Reference	CR/20	Settlement	CR	Ward		Site location / address:	Land north of Burleigh Infant School, Hophurst Drive, Crawley Down				
Gross site area (ha)	0.2	Net developable area (ha):		0.2	Proposed site density (dph):		2 Medium- 40		Grid Ref:	534656 137873			
Site Suitable: ✓			Site Available: ✓			Site Achievable: ✓							
Deliverability / Developability:			Not currently developable			✓							
Deliverable (1-5 years)	Yes	8	Dwellings	█	Developable (6-10 years)	No		Dwellings	█	Developable (11 years +)	No		Dwellings

Schedule of all identified sites considered through the Assessment

SHLAA ID	518	Site Reference	CR/21	Settlement	CR	Ward		Site location / address:	Land to the south of Hazel Way/east of Woodlands Close Crawley Down			
Gross site area (ha)	1.9	Net developable area (ha):		1.74	Proposed site density (dph):		2 Medium- 40		Grid Ref:	535010 137373		
Site Suitable: ✓			Site Available: ✓			Site Achievable: ✓						
Deliverability / Developability:				Not currently developable								
Deliverable (1-5 years)	No		Dwellings	Developable (6-10 years)	Yes	70	Dwellings	Developable (11 years +)	No		Dwellings	

SHLAA ID	519	Site Reference	CR/22	Settlement	CR	Ward		Site location / address:	Land to the north of Burleigh Way/East of Woodland Close Crawley Down			
Gross site area (ha)	3.3	Net developable area (ha):		3	Proposed site density (dph):		2 Medium- 40		Grid Ref:	535008 137430		
Site Suitable: ✓			Site Available: ✓			Site Achievable: ✓						
Deliverability / Developability:				Not currently developable								
Deliverable (1-5 years)	No		Dwellings	Developable (6-10 years)	Yes	105	Dwellings	Developable (11 years +)	No		Dwellings	

SHLAA ID	274	Site Reference	CR/23	Settlement	CR	Ward		Site location / address:	Land opposite Rufwood, Turners Hill Road, Crawley Down			
Gross site area (ha)	1.1	Net developable area (ha):		1.1	Proposed site density (dph):		1 Lower- 30		Grid Ref:	533907 137792		
Site Suitable: X			Site Available: X			Site Achievable: ✓						
Deliverability / Developability:				Not currently developable								
Deliverable (1-5 years)	No		Dwellings	Developable (6-10 years)	No		Dwellings	Developable (11 years +)	No		Dwellings	

SHLAA ID	275	Site Reference	CR/24	Settlement	CR	Ward		Site location / address:	Land adjacent to the Haven Centre, Hophurst Lane, Crawley Down			
Gross site area (ha)	5	Net developable area (ha):		5	Proposed site density (dph):		1 Lower- 30		Grid Ref:	535013 138218		
Site Suitable: X			Site Available: X			Site Achievable: ✓						
Deliverability / Developability:				Not currently developable								
Deliverable (1-5 years)	No		Dwellings	Developable (6-10 years)	No		Dwellings	Developable (11 years +)	No		Dwellings	

SHLAA ID	281	Site Reference	CR/25	Settlement	CR	Ward		Site location / address:	Land south of Hazel Close, Crawley Down			
Gross site area (ha)	1.4	Net developable area (ha):		0.87	Proposed site density (dph):		1 Lower- 30		Grid Ref:	535271 137497		
Site Suitable: X			Site Available: X			Site Achievable: ✓						
Deliverability / Developability:				Not currently developable								
Deliverable (1-5 years)	No		Dwellings	Developable (6-10 years)	No		Dwellings	Developable (11 years +)	No		Dwellings	

SHLAA ID	488	Site Reference	CR/26	Settlement	CR	Ward		Site location / address:	Palmers Autocare Centre, Turners Hill Road, Crawley Down			
Gross site area (ha)	0.18	Net developable area (ha):		0.18	Proposed site density (dph):		4 Flatted- 50-100+		Grid Ref:	533894 137923		
Site Suitable: ✓			Site Available: ✓			Site Achievable: ✓						
Deliverability / Developability:				Not currently developable								
Deliverable (1-5 years)	Yes	14	Dwellings	Developable (6-10 years)	No		Dwellings	Developable (11 years +)	No		Dwellings	

SHLAA ID	533	Site Reference	CR/27	Settlement	CR	Ward		Site location / address:	38 and 39 Buckley Place, Crawley Down			
Gross site area (ha)	0.15	Net developable area (ha):		0.15	Proposed site density (dph):		1 Lower- 30		Grid Ref:	534440 137766		
Site Suitable: ✓			Site Available: ✓			Site Achievable: ✓						
Deliverability / Developability:				Not currently developable								
Deliverable (1-5 years)	Yes	6	Dwellings	Developable (6-10 years)	No		Dwellings	Developable (11 years +)	No		Dwellings	

Copthorne

SHLAA ID	61	Site Reference	CT/01	Settlement	CT	Ward		Site location / address:	Land to the north of Copthorne Road, Copthorne			
Gross site area (ha)	16.8	Net developable area (ha):		8	Proposed site density (dph):		1 Lower- 30		Grid Ref:	530526 138370		
Site Suitable: X			Site Available: X			Site Achievable: X						
Deliverability / Developability:				Not currently developable								
Deliverable (1-5 years)	No		Dwellings	Developable (6-10 years)	No		Dwellings	Developable (11 years +)	No		Dwellings	

Schedule of all identified sites considered through the Assessment

SHLAA ID	18	Site Reference	CT/02	Settlement	CT	Ward		Site location / address:	Crabbet Park, Old Hollow, Near Crawley				
Gross site area (ha)	172	Net developable area (ha):			Proposed site density (dph):		2 Medium- 40		Grid Ref:	531026 137445			
Site Suitable: ✓			Site Available: ✓			Site Achievable: ✓							
Deliverability / Developability:			Not currently developable										
Deliverable (1-5 years)	No		Dwellings	█	Developable (6-10 years)	No		Dwellings	█	Developable (11 years +)	Yes	1000	Dwellings
SHLAA ID	38	Site Reference	CT/03	Settlement	CT	Ward		Site location / address:	Land north and south of the A264 adjacent to Junction 10 of the M23				
Gross site area (ha)	90	Net developable area (ha):		40		Proposed site density (dph):		1 Lower- 30		Grid Ref:	530599 138981		
Site Suitable: X			Site Available: ✓			Site Achievable: ✓							
Deliverability / Developability:			Not currently developable										
Deliverable (1-5 years)	No		Dwellings	█	Developable (6-10 years)	No		Dwellings	█	Developable (11 years +)	No		Dwellings
SHLAA ID	268	Site Reference	CT/05	Settlement	CT	Ward		Site location / address:	Land at Holly Farm, Copthorne Way, Copthorne				
Gross site area (ha)	3.8	Net developable area (ha):		1.5		Proposed site density (dph):		1 Lower- 30		Grid Ref:	530937 138970		
Site Suitable: ✓			Site Available: ✓			Site Achievable: ✓							
Deliverability / Developability:			Not currently developable										
Deliverable (1-5 years)	No		Dwellings	█	Developable (6-10 years)	Yes	45	Dwellings	█	Developable (11 years +)	No		Dwellings
SHLAA ID	252	Site Reference	CT/13	Settlement	CT	Ward		Site location / address:	Land at Crabbet Park, Crawley				
Gross site area (ha)	111	Net developable area (ha):		60		Proposed site density (dph):		1 Lower- 30		Grid Ref:	530444 137524		
Site Suitable: ✓			Site Available: X			Site Achievable: X							
Deliverability / Developability:			Not currently developable										
Deliverable (1-5 years)	No		Dwellings	█	Developable (6-10 years)	No		Dwellings	█	Developable (11 years +)	No		Dwellings
SHLAA ID	437	Site Reference	CT/17	Settlement	CT	Ward		Site location / address:	Inglenook Cottage, Laurel Bank & Little Acorns, Brookhill Road, Copthorne				
Gross site area (ha)	0.30	Net developable area (ha):		0.30		Proposed site density (dph):		2 Medium- 40		Grid Ref:	531260 139147		
Site Suitable: ✓			Site Available: ✓			Site Achievable: ✓							
Deliverability / Developability:			Not currently developable										
Deliverable (1-5 years)	Yes	12	Dwellings	█	Developable (6-10 years)	No		Dwellings	█	Developable (11 years +)	No		Dwellings
SHLAA ID	133	Site Reference	CT/18	Settlement	CT	Ward		Site location / address:	Lynesta/Woodside/former Brookhill Garage, Brookhill Road, Copthorne				
Gross site area (ha)	0.42	Net developable area (ha):				Proposed site density (dph):		1 Lower- 30		Grid Ref:	531245 139208		
Site Suitable: ✓			Site Available: ✓			Site Achievable: ✓							
Deliverability / Developability:			Not currently developable										
Deliverable (1-5 years)	Yes	12	Dwellings	█	Developable (6-10 years)	No		Dwellings	█	Developable (11 years +)	No		Dwellings
Cuckfield													
SHLAA ID	63	Site Reference	CU/01	Settlement	CU	Ward		Site location / address:	Land north of Riseholme, Broad Street. Cuckfield				
Gross site area (ha)	3.5	Net developable area (ha):		1.5		Proposed site density (dph):		1 Lower- 30		Grid Ref:	531360 124400		
Site Suitable: X			Site Available: ✓			Site Achievable: ✓							
Deliverability / Developability:			Not currently developable										
Deliverable (1-5 years)	No		Dwellings	█	Developable (6-10 years)	No		Dwellings	█	Developable (11 years +)	No		Dwellings
SHLAA ID	64	Site Reference	CU/02	Settlement	CU	Ward		Site location / address:	Land at Bylanes Close, Cuckfield				
Gross site area (ha)	1.9	Net developable area (ha):		1.9		Proposed site density (dph):		1 Lower- 30		Grid Ref:	530655 125620		
Site Suitable: ✓			Site Available: ✓			Site Achievable: ✓							
Deliverability / Developability:			Not currently developable										
Deliverable (1-5 years)	No		Dwellings	█	Developable (6-10 years)	Yes	57	Dwellings	█	Developable (11 years +)	No		Dwellings

Schedule of all identified sites considered through the Assessment

SHLAA ID	65	Site Reference	CU/03	Settlement	CU	Ward		Site location / address:	Land south of Cuckfield Village, Cuckfield			
Gross site area (ha)	44	Net developable area (ha):		40	Proposed site density (dph):		1 Lower- 30		Grid Ref:	530715 124134		
Site Suitable: X			Site Available: X			Site Achievable: ✓						
Deliverability / Developability:			Not currently developable			✓						
Deliverable (1-5 years)	No	Dwellings	█	Developable (6-10 years)	No	Dwellings	█	Developable (11 years +)	No	Dwellings		
SHLAA ID	11	Site Reference	CU/04	Settlement	CU	Ward		Site location / address:	Land at Wheatsheaf Lane, Cuckfield			
Gross site area (ha)	6.8	Net developable area (ha):		5.5	Proposed site density (dph):		1 Lower- 30		Grid Ref:	531292 124763		
Site Suitable: X			Site Available: ✓			Site Achievable: ✓						
Deliverability / Developability:			Not currently developable			✓						
Deliverable (1-5 years)	No	Dwellings	█	Developable (6-10 years)	No	Dwellings	█	Developable (11 years +)	No	Dwellings		
SHLAA ID	37	Site Reference	CU/05	Settlement	CU	Ward		Site location / address:	Land between Longacre Farm and Kiln Cottage, Ardingly Road, Cuckfield			
Gross site area (ha)	2.2	Net developable area (ha):		1	Proposed site density (dph):		1 Lower- 30		Grid Ref:	530880 125440		
Site Suitable: ✓			Site Available: ✓			Site Achievable: ✓						
Deliverability / Developability:			Not currently developable			✓						
Deliverable (1-5 years)	No	Dwellings	█	Developable (6-10 years)	Yes	20	Dwellings	█	Developable (11 years +)	No	Dwellings	
SHLAA ID	89	Site Reference	CU/06	Settlement	CU	Ward		Site location / address:	Land at Whitemans Green, Cuckfield			
Gross site area (ha)	4.1	Net developable area (ha):		4.1	Proposed site density (dph):		1 Lower- 30		Grid Ref:	530438 125941		
Site Suitable: X			Site Available: ✓			Site Achievable: ✓						
Deliverability / Developability:			Not currently developable			✓						
Deliverable (1-5 years)	No	Dwellings	█	Developable (6-10 years)	No	Dwellings	█	Developable (11 years +)	No	Dwellings		
SHLAA ID	136	Site Reference	CU/07	Settlement	CU	Ward		Site location / address:	Land north west of Chatfield Road, Cuckfield			
Gross site area (ha)	1.2	Net developable area (ha):			Proposed site density (dph):		2 Medium- 40		Grid Ref:	530995 124838		
Site Suitable: ✓			Site Available: ✓			Site Achievable: ✓						
Deliverability / Developability:			Not currently developable			✓						
Deliverable (1-5 years)	Yes	42	Dwellings	█	Developable (6-10 years)	No	Dwellings	█	Developable (11 years +)	No	Dwellings	
SHLAA ID	179	Site Reference	CU/08	Settlement	CU	Ward		Site location / address:	Land east of Crouchlands Farm, Cuckfield			
Gross site area (ha)	1	Net developable area (ha):		0.6	Proposed site density (dph):		2 Medium- 40		Grid Ref:	530445 125655		
Site Suitable: X			Site Available: X			Site Achievable: ✓						
Deliverability / Developability:			Not currently developable			✓						
Deliverable (1-5 years)	No	Dwellings	█	Developable (6-10 years)	No	Dwellings	█	Developable (11 years +)	No	Dwellings		
SHLAA ID	240	Site Reference	CU/09	Settlement	CU	Ward		Site location / address:	Land north of Cuckfield by-pass, Cuckfield			
Gross site area (ha)	23	Net developable area (ha):		20	Proposed site density (dph):		1 Lower- 30		Grid Ref:	530825 124170		
Site Suitable: X			Site Available: X			Site Achievable: ✓						
Deliverability / Developability:			Not currently developable			✓						
Deliverable (1-5 years)	No	Dwellings	█	Developable (6-10 years)	No	Dwellings	█	Developable (11 years +)	No	Dwellings		
SHLAA ID	458	Site Reference	CU/10	Settlement	CU	Ward		Site location / address:	Delmon House, High Street, Cuckfield			
Gross site area (ha)	0.27	Net developable area (ha):		0.26	Proposed site density (dph):		1 Lower- 30		Grid Ref:	530439 125311		
Site Suitable: ✓			Site Available: ✓			Site Achievable: ✓						
Deliverability / Developability:			Not currently developable			✓						
Deliverable (1-5 years)	Yes	8	Dwellings	█	Developable (6-10 years)	No	Dwellings	█	Developable (11 years +)	No	Dwellings	

Schedule of all identified sites considered through the Assessment

SHLAA ID	189	Site Reference	CU/11	Settlement	CU	Ward		Site location / address:	Land north of Tower House Close, Cuckfield				
Gross site area (ha)	2.7	Net developable area (ha):		2.67	Proposed site density (dph):		2 Medium- 40		Grid Ref:	530366 125231			
Site Suitable: X			Site Available: X			Site Achievable: ✓							
Deliverability / Developability:			Not currently developable			✓							
Deliverable (1-5 years)	No		Dwellings	█	Developable (6-10 years)	No		Dwellings	█	Developable (11 years +)	No		Dwellings
SHLAA ID	177	Site Reference	CU/14	Settlement	CU	Ward		Site location / address:	Land south of Manor Drive, Cuckfield				
Gross site area (ha)	1.65	Net developable area (ha):		1.65	Proposed site density (dph):		1 Lower- 30		Grid Ref:	530370 125270			
Site Suitable: X			Site Available: X			Site Achievable: ✓							
Deliverability / Developability:			Not currently developable			✓							
Deliverable (1-5 years)	No		Dwellings	█	Developable (6-10 years)	No		Dwellings	█	Developable (11 years +)	No		Dwellings
SHLAA ID	176	Site Reference	CU/15	Settlement	CU	Ward		Site location / address:	Land off Polestub Lane, Cuckfield				
Gross site area (ha)	1.3	Net developable area (ha):		1.3	Proposed site density (dph):		1 Lower- 30		Grid Ref:	530630 125235			
Site Suitable: X			Site Available: X			Site Achievable: ✓							
Deliverability / Developability:			Not currently developable			✓							
Deliverable (1-5 years)	No		Dwellings	█	Developable (6-10 years)	No		Dwellings	█	Developable (11 years +)	No		Dwellings
SHLAA ID	479	Site Reference	CU/16	Settlement	CU	Ward		Site location / address:	Land at Hanlye Lane to the east of Ardingly Road, Cuckfield				
Gross site area (ha)	7.8	Net developable area (ha):		5.1	Proposed site density (dph):		1 Lower- 30		Grid Ref:	530878 125452			
Site Suitable: ✓			Site Available: ✓			Site Achievable: ✓							
Deliverability / Developability:			Not currently developable			✓							
Deliverable (1-5 years)	No		Dwellings	█	Developable (6-10 years)	Yes	105	Dwellings	█	Developable (11 years +)	No		Dwellings
SHLAA ID	178	Site Reference	CU/20	Settlement	CU	Ward		Site location / address:	Land north of Tower House Close, Cuckfield				
Gross site area (ha)	0.8	Net developable area (ha):		0.8	Proposed site density (dph):		1 Lower- 30		Grid Ref:	530385 125220			
Site Suitable: X			Site Available: X			Site Achievable: ✓							
Deliverability / Developability:			Not currently developable			✓							
Deliverable (1-5 years)	No		Dwellings	█	Developable (6-10 years)	No		Dwellings	█	Developable (11 years +)	No		Dwellings
SHLAA ID	227	Site Reference	CU/24	Settlement	CU	Ward		Site location / address:	Land to the north of Glebe Road, Cuckfield				
Gross site area (ha)	9	Net developable area (ha):		4.0	Proposed site density (dph):		1 Lower- 30		Grid Ref:	530842 125207			
Site Suitable: ✓			Site Available: ✓			Site Achievable: ✓							
Deliverability / Developability:			Not currently developable			✓							
Deliverable (1-5 years)	No		Dwellings	█	Developable (6-10 years)	Yes	110	Dwellings	█	Developable (11 years +)	No		Dwellings
SHLAA ID	522	Site Reference	CU/25	Settlement	CU	Ward		Site location / address:	Tentercroft, Broad Street, Cuckfield				
Gross site area (ha)	0.23	Net developable area (ha):			Proposed site density (dph):		2 Medium- 40		Grid Ref:	530565 124695			
Site Suitable: ✓			Site Available: ✓			Site Achievable: ✓							
Deliverability / Developability:			Not currently developable			✓							
Deliverable (1-5 years)	Yes	14	Dwellings	█	Developable (6-10 years)	No		Dwellings	█	Developable (11 years +)	No		Dwellings
SHLAA ID	545	Site Reference	CU/26	Settlement	CU	Ward		Site location / address:	11 Manor Drive, Cuckfield.				
Gross site area (ha)	0.57	Net developable area (ha):		0.57	Proposed site density (dph):		1 Lower- 30		Grid Ref:	530266 125318			
Site Suitable: X			Site Available: ✓			Site Achievable: X							
Deliverability / Developability:			Not currently developable			✓							
Deliverable (1-5 years)	No		Dwellings	█	Developable (6-10 years)	No		Dwellings	█	Developable (11 years +)	No		Dwellings

Schedule of all identified sites considered through the Assessment

SHLAA ID	550	Site Reference	CU/27	Settlement	CU	Ward		Site location / address:	Land east of Whitemans Green, Cuckfield			
Gross site area (ha)	1.17	Net developable area (ha):		1.20	Proposed site density (dph):		1 Lower- 30		Grid Ref:	530558 125747		
Site Suitable: X			Site Available: ✓			Site Achievable: ✓						
Deliverability / Developability:			Not currently developable			✓						
Deliverable (1-5 years)	No		Dwellings	Developable (6-10 years)	No		Dwellings	Developable (11 years +)	No		Dwellings	

East Grinstead – Imberhorne

SHLAA ID	5	Site Reference	EG/A/01	Settlement	EG	Ward	A	Site location / address:	Land adjoining Acacia Cottage, 151 Crawley Down Road			
Gross site area (ha)	0.38	Net developable area (ha):		0.38	Proposed site density (dph):		1 Lower- 30		Grid Ref:	536120 139300		
Site Suitable: X			Site Available: ✓			Site Achievable: ✓						
Deliverability / Developability:			Not currently developable			✓						
Deliverable (1-5 years)	No		Dwellings	Developable (6-10 years)	No		Dwellings	Developable (11 years +)	No		Dwellings	

SHLAA ID	49	Site Reference	EG/A/02	Settlement	EG	Ward	A	Site location / address:	Rentokil House, Garland Road, East Grinstead			
Gross site area (ha)	0.45	Net developable area (ha):		0.45	Proposed site density (dph):		4 Flatted- 50-100+		Grid Ref:	538869 138529		
Site Suitable: ✓			Site Available: ✓			Site Achievable: ✓						
Deliverability / Developability:			Not currently developable									
Deliverable (1-5 years)	Yes	88	Dwellings	Developable (6-10 years)	No		Dwellings	Developable (11 years +)	No		Dwellings	

SHLAA ID	21	Site Reference	EG/A/03	Settlement	EG	Ward	A	Site location / address:	Land south of Copthorne Road, Felbridge			
Gross site area (ha)	1.1	Net developable area (ha):		1.0	Proposed site density (dph):		2 Medium- 40		Grid Ref:	537012 139522		
Site Suitable: ✓			Site Available: ✓			Site Achievable: ✓						
Deliverability / Developability:			Not currently developable									
Deliverable (1-5 years)	No		Dwellings	Developable (6-10 years)	Yes	40	Dwellings	Developable (11 years +)	No		Dwellings	

SHLAA ID	405	Site Reference	EG/A/05	Settlement	EG	Ward	A	Site location / address:	The North End Club, 32-33 North End, London Road, East Grinstead			
Gross site area (ha)	0.05	Net developable area (ha):		0.05	Proposed site density (dph):		4 Flatted- 50-100+		Grid Ref:	537668 139319		
Site Suitable: ✓			Site Available: ✓			Site Achievable: ✓						
Deliverability / Developability:			Not currently developable									
Deliverable (1-5 years)	Yes	6	Dwellings	Developable (6-10 years)	No		Dwellings	Developable (11 years +)	No		Dwellings	

SHLAA ID	248	Site Reference	EG/A/06	Settlement	EG	Ward	A	Site location / address:	Land at Imberhorne Farm, Hill Place Farm and Imberhorne Lower School, East Grinstead			
Gross site area (ha)	130	Net developable area (ha):		76	Proposed site density (dph):				Grid Ref:	537380 138454		
Site Suitable: X			Site Available: ✓			Site Achievable: ✓						
Deliverability / Developability:			Not currently developable			✓						
Deliverable (1-5 years)	No		Dwellings	Developable (6-10 years)	No		Dwellings	Developable (11 years +)	No		Dwellings	

SHLAA ID	335	Site Reference	EG/A/07	Settlement	EG	Ward	A	Site location / address:	The Felbridge Hotel, London Road, East Grinstead			
Gross site area (ha)	1.5	Net developable area (ha):		1.5	Proposed site density (dph):		2 Medium- 40		Grid Ref:	537475 139563		
Site Suitable: X			Site Available: X			Site Achievable: X						
Deliverability / Developability:			Not currently developable			✓						
Deliverable (1-5 years)	No		Dwellings	Developable (6-10 years)	No		Dwellings	Developable (11 years +)	No		Dwellings	

SHLAA ID	254	Site Reference	EG/A/10	Settlement	EG	Ward	A	Site location / address:	Land adjacent to Shelley Road, East Grinstead			
Gross site area (ha)	0.9	Net developable area (ha):			Proposed site density (dph):		1 Lower- 30		Grid Ref:	538710 138133		
Site Suitable: X			Site Available: X			Site Achievable: ✓						
Deliverability / Developability:			Not currently developable			✓						
Deliverable (1-5 years)	No		Dwellings	Developable (6-10 years)	No		Dwellings	Developable (11 years +)	No		Dwellings	

Schedule of all identified sites considered through the Assessment

SHLAA ID	197	Site Reference	EG/A/11	Settlement	EG	Ward	A	Site location / address:	Land rear of 17-47 Crawley Down Road, Felbridge				
Gross site area (ha)	2.6	Net developable area (ha):		2.6	Proposed site density (dph):		1 Lower- 30		Grid Ref:	536870 139505			
Site Suitable: X			Site Available: ✓			Site Achievable: ✓							
Deliverability / Developability:			Not currently developable			✓							
Deliverable (1-5 years)	No		Dwellings	█	Developable (6-10 years)	No		Dwellings	█	Developable (11 years +)	No		Dwellings
SHLAA ID	378	Site Reference	EG/A/12	Settlement	EG	Ward	A	Site location / address:	1,3 & 5 Halsford Park Road, East Grinstead				
Gross site area (ha)	0.31	Net developable area (ha):		0.31	Proposed site density (dph):		2 Medium- 40		Grid Ref:	538364 138950			
Site Suitable: ✓			Site Available: ✓			Site Achievable: ✓							
Deliverability / Developability:			Not currently developable										
Deliverable (1-5 years)	Yes	11	Dwellings	█	Developable (6-10 years)	No		Dwellings	█	Developable (11 years +)	No		Dwellings
SHLAA ID	235	Site Reference	EG/A/13	Settlement	EG	Ward	A	Site location / address:	Land to the west of Imberhorne Lane, East Grinstead				
Gross site area (ha)	6.9	Net developable area (ha):		4.6	Proposed site density (dph):		2 Medium- 40		Grid Ref:	537600 138560			
Site Suitable: ✓			Site Available: ✓			Site Achievable: ✓							
Deliverability / Developability:			Not currently developable										
Deliverable (1-5 years)	No		Dwellings	█	Developable (6-10 years)	Yes	140	Dwellings	█	Developable (11 years +)	No		Dwellings
SHLAA ID	462	Site Reference	EG/A/14	Settlement	EG	Ward	A	Site location / address:	2-4 Crescent Road, East Grinstead				
Gross site area (ha)	0.07	Net developable area (ha):		0.07	Proposed site density (dph):		4 Flatted- 50-100+		Grid Ref:	538770 138341			
Site Suitable: ✓			Site Available: ✓			Site Achievable: ✓							
Deliverability / Developability:			Not currently developable										
Deliverable (1-5 years)	Yes	10	Dwellings	█	Developable (6-10 years)	No		Dwellings	█	Developable (11 years +)	No		Dwellings
SHLAA ID	249	Site Reference	EG/A/15	Settlement	EG	Ward	A	Site location / address:	Land west and south west of East Grinstead and Imberhorne Lower School site				
Gross site area (ha)	123	Net developable area (ha):		95	Proposed site density (dph):				Grid Ref:	537358 138430			
Site Suitable: X			Site Available: X			Site Achievable: ✓							
Deliverability / Developability:			Not currently developable			✓							
Deliverable (1-5 years)	No		Dwellings	█	Developable (6-10 years)	No		Dwellings	█	Developable (11 years +)	No		Dwellings
SHLAA ID	223	Site Reference	EG/A/17	Settlement	EG	Ward	A	Site location / address:	Land rear of the Parade, London Road, East Grinstead				
Gross site area (ha)	0.8	Net developable area (ha):		0.8	Proposed site density (dph):		2 Medium- 40		Grid Ref:	537548 139350			
Site Suitable: ✓			Site Available: X			Site Achievable: ✓							
Deliverability / Developability:			Not currently developable			✓							
Deliverable (1-5 years)	No		Dwellings	█	Developable (6-10 years)	No		Dwellings	█	Developable (11 years +)	No		Dwellings
SHLAA ID	196	Site Reference	EG/A/18	Settlement	EG	Ward	A	Site location / address:	Land south of Crawley Down Road, Felbridge				
Gross site area (ha)	3.6	Net developable area (ha):		2.9	Proposed site density (dph):		1 Lower- 30		Grid Ref:	536519 139323			
Site Suitable: X			Site Available: X			Site Achievable: ✓							
Deliverability / Developability:			Not currently developable			✓							
Deliverable (1-5 years)	No		Dwellings	█	Developable (6-10 years)	No		Dwellings	█	Developable (11 years +)	No		Dwellings
SHLAA ID	320	Site Reference	EG/A/20	Settlement	EG	Ward	A	Site location / address:	Strath Cottage & 11-15 Copthorne Road, Felbridge, East Grinstead				
Gross site area (ha)	0.3	Net developable area (ha):			Proposed site density (dph):		1 Lower- 30		Grid Ref:	537162 139639			
Site Suitable: ✓			Site Available: ✓			Site Achievable: ✓							
Deliverability / Developability:			Not currently developable										
Deliverable (1-5 years)	Yes	5	Dwellings	█	Developable (6-10 years)	No		Dwellings	█	Developable (11 years +)	No		Dwellings

Schedule of all identified sites considered through the Assessment

SHLAA ID	322	Site Reference	EG/A/21	Settlement	EG	Ward	A	Site location / address:	Maypole House, Maypole Road, East Grinstead				
Gross site area (ha)	0.15	Net developable area (ha):				Proposed site density (dph):		4 Flatted- 50-100+	Grid Ref:	538777 138622			
Site Suitable:	✓	Site Available:		✓		Site Achievable:		✓					
Deliverability / Developability:			Not currently developable										
Deliverable (1-5 years)	Yes	12	Dwellings	█	Developable (6-10 years)	No		Dwellings	█	Developable (11 years +)	No		Dwellings
SHLAA ID	323	Site Reference	EG/A/22	Settlement	EG	Ward	A	Site location / address:	Premier House, Garland Road, East Grinstead				
Gross site area (ha)	0.13	Net developable area (ha):				Proposed site density (dph):		4 Flatted- 50-100+	Grid Ref:	538784 138526			
Site Suitable:	✓	Site Available:		✓		Site Achievable:		✓					
Deliverability / Developability:			Not currently developable										
Deliverable (1-5 years)	Yes	14	Dwellings	█	Developable (6-10 years)	No		Dwellings	█	Developable (11 years +)	No		Dwellings
SHLAA ID	317	Site Reference	EG/A/23	Settlement	EG	Ward	A	Site location / address:	Chartwell House, 230-232 London Road, East Grinstead				
Gross site area (ha)	0.13	Net developable area (ha):				Proposed site density (dph):		4 Flatted- 50-100+	Grid Ref:	538826 138584			
Site Suitable:	✓	Site Available:		✓		Site Achievable:		✓					
Deliverability / Developability:			Not currently developable										
Deliverable (1-5 years)	Yes	14	Dwellings	█	Developable (6-10 years)	No		Dwellings	█	Developable (11 years +)	No		Dwellings
SHLAA ID	486	Site Reference	EG/A/24	Settlement	EG	Ward	A	Site location / address:	Station Car Park, Grosvenor Road, East Grinstead				
Gross site area (ha)	1.2	Net developable area (ha):		1.2		Proposed site density (dph):		3 Higher- 50	Grid Ref:	538605 138262			
Site Suitable:	✗	Site Available:		✗		Site Achievable:		✓					
Deliverability / Developability:			Not currently developable			✓							
Deliverable (1-5 years)	No		Dwellings	█	Developable (6-10 years)	No		Dwellings	█	Developable (11 years +)	No		Dwellings
SHLAA ID	510	Site Reference	EG/A/25	Settlement	EG	Ward	A	Site location / address:	Imberhorne Lane car park, Imberhorne Lane, East Grinstead				
Gross site area (ha)	0.18	Net developable area (ha):		0.18		Proposed site density (dph):		4 Flatted- 50-100+	Grid Ref:	537629 139280			
Site Suitable:	✓	Site Available:		✓		Site Achievable:		✓					
Deliverability / Developability:			Not currently developable										
Deliverable (1-5 years)	No		Dwellings	█	Developable (6-10 years)	Yes	18	Dwellings	█	Developable (11 years +)	No		Dwellings
SHLAA ID	475	Site Reference	EG/A/26	Settlement	EG	Ward	A	Site location / address:	Car Park, Felbridge Hotel, London Road, East Grinstead				
Gross site area (ha)	0.13	Net developable area (ha):		0.13		Proposed site density (dph):		4 Flatted- 50-100+	Grid Ref:	537501 139492			
Site Suitable:	✓	Site Available:		✓		Site Achievable:		✓					
Deliverability / Developability:			Not currently developable										
Deliverable (1-5 years)	Yes	10	Dwellings	█	Developable (6-10 years)	No		Dwellings	█	Developable (11 years +)	No		Dwellings
SHLAA ID	547	Site Reference	EG/A/27	Settlement	EG	Ward	A	Site location / address:	Land rear of 'Mulberry Gate', Copthorne Road, Felbridge				
Gross site area (ha)	0.36	Net developable area (ha):		0.31		Proposed site density (dph):		2 Medium- 40	Grid Ref:	537172 139541			
Site Suitable:	✓	Site Available:		✓		Site Achievable:		✓					
Deliverability / Developability:			Not currently developable										
Deliverable (1-5 years)	No		Dwellings	█	Developable (6-10 years)	Yes	12	Dwellings	█	Developable (11 years +)	No		Dwellings
SHLAA ID	548	Site Reference	EG/A/28	Settlement	EG	Ward	A	Site location / address:	Land at rear of and including 17 Copthorne Road, Felbridge				
Gross site area (ha)	2.65	Net developable area (ha):		2.3		Proposed site density (dph):		2 Medium- 40	Grid Ref:	537079 139551			
Site Suitable:	✓	Site Available:		✓		Site Achievable:		✓					
Deliverability / Developability:			Not currently developable										
Deliverable (1-5 years)	No		Dwellings	█	Developable (6-10 years)	Yes	90	Dwellings	█	Developable (11 years +)	No		Dwellings

Schedule of all identified sites considered through the Assessment

SHLAA ID	561	Site Reference	EG/A/30	Settlement	EG	Ward	A	Site location / address:	Land to the west of East Grinstead (Land at Imberhorne Farm)			
Gross site area (ha)	129	Net developable area (ha):		88	Proposed site density (dph):			Grid Ref:	537053 138779			
Site Suitable:	✓	Site Available:		✓	Site Achievable:		✓					
Deliverability / Developability:			Not currently developable									
Deliverable (1-5 years)	Yes	180	Dwellings	█	Developable (6-10 years)	Yes	390	Dwellings	█	Developable (11 years +)	No	Dwellings

East Grinstead – Baldwins

SHLAA ID	81	Site Reference	EG/B/01	Settlement	EG	Ward	B	Site location / address:	Imberhorne Lower School, Windmill Lane, East Grinstead			
Gross site area (ha)	7	Net developable area (ha):		7	Proposed site density (dph):		1 Lower- 30	Grid Ref:	538554 139277			
Site Suitable:	✓	Site Available:		✓	Site Achievable:		✓					
Deliverability / Developability:			Not currently developable									
Deliverable (1-5 years)	No		Dwellings	█	Developable (6-10 years)	Yes	210	Dwellings	█	Developable (11 years +)	No	Dwellings

SHLAA ID	102	Site Reference	EG/B/03	Settlement	EG	Ward	B	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			
Site Suitable:	✓	Site Available:		✓	Site Achievable:		✓					
Deliverability / Developability:			Not currently developable									
Deliverable (1-5 years)	Yes	35	Dwellings	█	Developable (6-10 years)	No		Dwellings	█	Developable (11 years +)	No	Dwellings

SHLAA ID	370	Site Reference	EG/B/04	Settlement	EG	Ward	B	Site location / address:	Garages at Buckhurst Close, East Grinstead			
Gross site area (ha)	0.14	Net developable area (ha):		0.14	Proposed site density (dph):		4 Flatted- 50-100+	Grid Ref:	538333 139147			
Site Suitable:	✓	Site Available:		X	Site Achievable:		✓					
Deliverability / Developability:			Not currently developable			✓						
Deliverable (1-5 years)	No		Dwellings	█	Developable (6-10 years)	No		Dwellings	█	Developable (11 years +)	No	Dwellings

SHLAA ID	222	Site Reference	EG/B/05	Settlement	EG	Ward	B	Site location / address:	Charlwoods Industrial Estate, East Grinstead			
Gross site area (ha)	5.7	Net developable area (ha):			Proposed site density (dph):		2 Medium- 40	Grid Ref:	539044 139046			
Site Suitable:	✓	Site Available:		X	Site Achievable:		✓					
Deliverability / Developability:			Not currently developable			✓						
Deliverable (1-5 years)	No		Dwellings	█	Developable (6-10 years)	No		Dwellings	█	Developable (11 years +)	No	Dwellings

SHLAA ID	369	Site Reference	EG/B/07	Settlement	EG	Ward	B	Site location / address:	53-59 Lingfield Road, East Grinstead			
Gross site area (ha)	0.12	Net developable area (ha):		0.12	Proposed site density (dph):		4 Flatted- 50-100+	Grid Ref:	538822 138954			
Site Suitable:	✓	Site Available:		X	Site Achievable:		X					
Deliverability / Developability:			Not currently developable			✓						
Deliverable (1-5 years)	No		Dwellings	█	Developable (6-10 years)	No		Dwellings	█	Developable (11 years +)	No	Dwellings

SHLAA ID	402	Site Reference	EG/B/08	Settlement	EG	Ward	B	Site location / address:	Millfield, Croft, The Conifers and Spinnaker, Windmill Lane, East Grinstead			
Gross site area (ha)	0.44	Net developable area (ha):		0.44	Proposed site density (dph):		2 Medium- 40	Grid Ref:	538610 139024			
Site Suitable:	✓	Site Available:		✓	Site Achievable:		✓					
Deliverability / Developability:			Not currently developable									
Deliverable (1-5 years)	Yes	17	Dwellings	█	Developable (6-10 years)	No		Dwellings	█	Developable (11 years +)	No	Dwellings

SHLAA ID	403	Site Reference	EG/B/10	Settlement	EG	Ward	B	Site location / address:	Nonsuch Cottage, Lowdells Lane, East Grinstead			
Gross site area (ha)	0.12	Net developable area (ha):		0.12	Proposed site density (dph):		3 Higher- 50	Grid Ref:	538581 139451			
Site Suitable:	✓	Site Available:		✓	Site Achievable:		✓					
Deliverability / Developability:			Not currently developable									
Deliverable (1-5 years)	Yes	7	Dwellings	█	Developable (6-10 years)	No		Dwellings	█	Developable (11 years +)	No	Dwellings

Schedule of all identified sites considered through the Assessment

SHLAA ID	324	Site Reference	EG/B/11	Settlement	EG	Ward	B	Site location / address:	Meadway Garage, Lowdells Lane, East Grinstead			
Gross site area (ha)	0.16	Net developable area (ha):			Proposed site density (dph):		3 Higher- 50		Grid Ref:	538365 139463		
Site Suitable: ✓			Site Available: ✓			Site Achievable: ✓						
Deliverability / Developability:			Not currently developable									
Deliverable (1-5 years)	Yes	9	Dwellings	█	Developable (6-10 years)	No		Dwellings	█	Developable (11 years +)	No	Dwellings

SHLAA ID	397	Site Reference	EG/B/15	Settlement	EG	Ward	B	Site location / address:	Land at 2 Sackville Lane and rear gardens of 4 Sackville Lane, 10 Felbridge Close and Waikiki and Stone House, London Road, East Grinstead			
Gross site area (ha)	0.32	Net developable area (ha):		0.32	Proposed site density (dph):		1 Lower- 30		Grid Ref:	538025 139240		
Site Suitable: ✓			Site Available: ✓			Site Achievable: ✓						
Deliverability / Developability:			Not currently developable									
Deliverable (1-5 years)	Yes	9	Dwellings	█	Developable (6-10 years)	No		Dwellings	█	Developable (11 years +)	No	Dwellings

East Grinstead – Ashplats

SHLAA ID	52	Site Reference	EG/C/02	Settlement	EG	Ward	C	Site location / address:	Land rear of 240 - 258 Holtye Road and land adjoining Ashplats House, Holtye Road, East Grinstead			
Gross site area (ha)	5.4	Net developable area (ha):		5.4	Proposed site density (dph):		1 Lower- 30		Grid Ref:	540825 139185		
Site Suitable: ✓			Site Available: ✓			Site Achievable: ✓						
Deliverability / Developability:			Not currently developable									
Deliverable (1-5 years)	Yes	140	Dwellings	█	Developable (6-10 years)	No		Dwellings	█	Developable (11 years +)	No	Dwellings

SHLAA ID	53	Site Reference	EG/C/03	Settlement	EG	Ward	C	Site location / address:	Land rear of 240 - 254 Holtye Road			
Gross site area (ha)	0.83	Net developable area (ha):			Proposed site density (dph):				Grid Ref:	540695 139460		
Site Suitable: X			Site Available: X			Site Achievable: ✓						
Deliverability / Developability:			Not currently developable			✓						
Deliverable (1-5 years)	No		Dwellings	█	Developable (6-10 years)	No		Dwellings	█	Developable (11 years +)	No	Dwellings

SHLAA ID	145	Site Reference	EG/C/04	Settlement	EG	Ward	C	Site location / address:	Land east of Fairlight Lane, Holtye Road, East Grinstead			
Gross site area (ha)	0.4	Net developable area (ha):		0.4	Proposed site density (dph):		1 Lower- 30		Grid Ref:	540930 139400		
Site Suitable: X			Site Available: ✓			Site Achievable: ✓						
Deliverability / Developability:			Not currently developable			✓						
Deliverable (1-5 years)	No		Dwellings	█	Developable (6-10 years)	No		Dwellings	█	Developable (11 years +)	No	Dwellings

SHLAA ID	312	Site Reference	EG/C/05	Settlement	EG	Ward	C	Site location / address:	Guinea Pig, Holtye Avenue, East Grinstead			
Gross site area (ha)	0.4	Net developable area (ha):		0.4	Proposed site density (dph):		3 Higher- 50		Grid Ref:	540090 139488		
Site Suitable: ✓			Site Available: ✓			Site Achievable: ✓						
Deliverability / Developability:			Not currently developable									
Deliverable (1-5 years)	Yes	19	Dwellings	█	Developable (6-10 years)	No		Dwellings	█	Developable (11 years +)	No	Dwellings

SHLAA ID	439	Site Reference	EG/C/07	Settlement	EG	Ward	C	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		
Site Suitable: ✓			Site Available: ✓			Site Achievable: ✓						
Deliverability / Developability:			Not currently developable									
Deliverable (1-5 years)	Yes	22	Dwellings	█	Developable (6-10 years)	No		Dwellings	█	Developable (11 years +)	No	Dwellings

Schedule of all identified sites considered through the Assessment

SHLAA ID	96	Site Reference	EG/C/09	Settlement	EG	Ward	C	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		
Site Suitable: ✓			Site Available: ✓			Site Achievable: ✓						
Deliverability / Developability:			Not currently developable									
Deliverable (1-5 years)	Yes	40	Dwellings	Developable (6-10 years)	No	Dwellings	Developable (11 years +)	No	Dwellings			
SHLAA ID	399	Site Reference	EG/C/10	Settlement	EG	Ward	C	Site location / address:	Land at Shovelstrode Beacon, rear of Shovelstrode Cottage and 262 Holtye Road			
Gross site area (ha)	0.8	Net developable area (ha):		0.8	Proposed site density (dph):		1 Lower- 30		Grid Ref:	540833 139395		
Site Suitable: ✓			Site Available: ✓			Site Achievable: ✓						
Deliverability / Developability:			Not currently developable									
Deliverable (1-5 years)	Yes	19	Dwellings	Developable (6-10 years)	No	Dwellings	Developable (11 years +)	No	Dwellings			
SHLAA ID	119	Site Reference	EG/C/11	Settlement	EG	Ward	C	Site location / address:	122-126 Holtye Road, East Grinstead			
Gross site area (ha)	0.46	Net developable area (ha):			Proposed site density (dph):		1 Lower- 30		Grid Ref:	540083 139180		
Site Suitable: ✓			Site Available: ✓			Site Achievable: ✓						
Deliverability / Developability:			Not currently developable									
Deliverable (1-5 years)	Yes	7	Dwellings	Developable (6-10 years)	No	Dwellings	Developable (11 years +)	No	Dwellings			
SHLAA ID	513	Site Reference	EG/C/13	Settlement	EG	Ward	C	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		
Site Suitable: ✓			Site Available: ✓			Site Achievable: ✓						
Deliverability / Developability:			Not currently developable									
Deliverable (1-5 years)	No		Dwellings	Developable (6-10 years)	Yes	22	Dwellings	Developable (11 years +)	No	Dwellings		
SHLAA ID	146	Site Reference	EG/C/14	Settlement	AD	Ward		Site location / address:	Land at Worsted Farm, East Grinstead			
Gross site area (ha)	4.5	Net developable area (ha):		3	Proposed site density (dph):		1 Lower- 30		Grid Ref:	540955 138189		
Site Suitable: X			Site Available: X			Site Achievable: ✓						
Deliverability / Developability:			Not currently developable									
Deliverable (1-5 years)	No		Dwellings	Developable (6-10 years)	No		Dwellings	Developable (11 years +)	No	Dwellings		
East Grinstead – Herontye												
SHLAA ID	22	Site Reference	EG/D/01	Settlement	EG	Ward	D	Site location / address:	Land to rear of Dunnings Mill Sports Club Dunnings Rd, East Grinstead			
Gross site area (ha)	0.9	Net developable area (ha):		0.9	Proposed site density (dph):		30		Grid Ref:	539140 137060		
Site Suitable: X			Site Available: ✓			Site Achievable: ✓						
Deliverability / Developability:			Not currently developable									
Deliverable (1-5 years)	No		Dwellings	Developable (6-10 years)	No		Dwellings	Developable (11 years +)	No	Dwellings		
SHLAA ID	17	Site Reference	EG/D/02	Settlement	EG	Ward	D	Site location / address:	Land adj. Great Harwood Farm House off Harwoods Lane, East Grinstead			
Gross site area (ha)	56	Net developable area (ha):			Proposed site density (dph):		1 Lower- 30		Grid Ref:	540160 137025		
Site Suitable: X			Site Available: ✓			Site Achievable: ✓						
Deliverability / Developability:			Not currently developable									
Deliverable (1-5 years)	No		Dwellings	Developable (6-10 years)	No		Dwellings	Developable (11 years +)	No	Dwellings		
SHLAA ID	316	Site Reference	EG/D/07	Settlement	EG	Ward	D	Site location / address:	Dunnings Mill Snooker Club, East Grinstead			
Gross site area (ha)	0.50	Net developable area (ha):			Proposed site density (dph):		1 Lower- 30		Grid Ref:	539197 136850		
Site Suitable: ✓			Site Available: ✓			Site Achievable: ✓						
Deliverability / Developability:			Not currently developable									
Deliverable (1-5 years)	Yes	7	Dwellings	Developable (6-10 years)	No		Dwellings	Developable (11 years +)	No	Dwellings		

Schedule of all identified sites considered through the Assessment

SHLAA ID	339	Site Reference	EG/D/08	Settlement	EG	Ward	D	Site location / address:	Pine Lodge, Blair House, Avondene and Varena, Ship Street, East Grinstead				
Gross site area (ha)	0.40	Net developable area (ha):		0.4	Proposed site density (dph):		2 Medium- 40		Grid Ref:	539430 137528			
Site Suitable: ✓			Site Available: ✓			Site Achievable: X							
Deliverability / Developability:			Not currently developable			✓							
Deliverable (1-5 years)	No		Dwellings	■	Developable (6-10 years)	No		Dwellings	■	Developable (11 years +)	No		Dwellings
SHLAA ID	134	Site Reference	EG/D/13	Settlement	EG	Ward	D	Site location / address:	Dunnings Mill, East Grinstead				
Gross site area (ha)	0.8	Net developable area (ha):			Proposed site density (dph):		3 Higher- 50		Grid Ref:	539225 136965			
Site Suitable: ✓			Site Available: ✓			Site Achievable: ✓							
Deliverability / Developability:			Not currently developable			✓							
Deliverable (1-5 years)	Yes	32	Dwellings	■	Developable (6-10 years)	No		Dwellings	■	Developable (11 years +)	No		Dwellings
SHLAA ID	562	Site Reference	EG/D/15	Settlement	EG	Ward	D	Site location / address:	Land at Hill Place Farm to the west and east of the Bluebell Railway Line - south west of East Grinstead				
Gross site area (ha)	37.3	Net developable area (ha):			Proposed site density (dph):				Grid Ref:	537868 137506			
Site Suitable: X			Site Available: ✓			Site Achievable: ✓							
Deliverability / Developability:			Not currently developable			✓							
Deliverable (1-5 years)	No		Dwellings	■	Developable (6-10 years)	No		Dwellings	■	Developable (11 years +)	No		Dwellings
SHLAA ID	562	Site Reference	EG/D/15	Settlement	EG	Ward	D	Site location / address:	Land at Hill Place Farm to the west and east of the Bluebell Railway Line - south west of East Grinstead				
Gross site area (ha)	37.3	Net developable area (ha):		37	Proposed site density (dph):				Grid Ref:	537868 137506			
Site Suitable: X			Site Available: ✓			Site Achievable: ✓							
Deliverability / Developability:			Not currently developable			✓							
Deliverable (1-5 years)	No		Dwellings	■	Developable (6-10 years)	No		Dwellings	■	Developable (11 years +)	No		Dwellings
SHLAA ID	563	Site Reference	EG/D/16	Settlement	EG	Ward	D	Site location / address:	Land at Hill Place Farm to the west of the Bluebell Railway Line - south west of East Grinstead				
Gross site area (ha)	18.9	Net developable area (ha):		18.8	Proposed site density (dph):				Grid Ref:	537868 137506			
Site Suitable: X			Site Available: ✓			Site Achievable: ✓							
Deliverability / Developability:			Not currently developable			✓							
Deliverable (1-5 years)	No		Dwellings	■	Developable (6-10 years)	No		Dwellings	■	Developable (11 years +)	No		Dwellings
SHLAA ID	564	Site Reference	EG/D/17	Settlement	EG	Ward	D	Site location / address:	Land at Hill Place Farm - land parcel to the east of the Bluebell Railway Line - south west of East Grinstead				
Gross site area (ha)	18.4	Net developable area (ha):		18.5	Proposed site density (dph):				Grid Ref:	538239 137361			
Site Suitable: X			Site Available: ✓			Site Achievable: ✓							
Deliverability / Developability:			Not currently developable			✓							
Deliverable (1-5 years)	No		Dwellings	■	Developable (6-10 years)	No		Dwellings	■	Developable (11 years +)	No		Dwellings
SHLAA ID	565	Site Reference	EG/D/18	Settlement		Ward		Site location / address:	Land to the west and south west of East Grinstead				
Gross site area (ha)		Net developable area (ha):			Proposed site density (dph):				Grid Ref:				
Site Suitable: X			Site Available: X			Site Achievable: X							
Deliverability / Developability:			Not currently developable			✓							
Deliverable (1-5 years)	No		Dwellings	■	Developable (6-10 years)	No		Dwellings	■	Developable (11 years +)	No		Dwellings

Schedule of all identified sites considered through the Assessment
East Grinstead – Town

SHLAA ID	98	Site Reference	EG/E/02	Settlement	EG	Ward	E	Site location / address:	Adj Moatfield Surgery, St Michaels Road, East Grinstead			
Gross site area (ha)	0.6	Net developable area (ha):		0.6	Proposed site density (dph):		1 Lower- 30		Grid Ref:	539055 138825		
Site Suitable:	✓	Site Available:		✓	Site Achievable:		✓					
Deliverability / Developability:			Not currently developable									
Deliverable (1-5 years)	Yes	17	Dwellings	█	Developable (6-10 years)	No	Dwellings	█	Developable (11 years +)	No	Dwellings	
SHLAA ID	315	Site Reference	EG/E/03	Settlement	EG	Ward	E	Site location / address:	Queens Hall, Queens Road, East Grinstead			
Gross site area (ha)	0.08	Net developable area (ha):			Proposed site density (dph):		4 Flatted- 50-100+		Grid Ref:	539307 138142		
Site Suitable:	✓	Site Available:		✓	Site Achievable:		✓					
Deliverability / Developability:			Not currently developable									
Deliverable (1-5 years)	Yes	20	Dwellings	█	Developable (6-10 years)	No	Dwellings	█	Developable (11 years +)	No	Dwellings	
SHLAA ID	224	Site Reference	EG/E/05	Settlement	EG	Ward	E	Site location / address:	Land at Brooklands Park, west of Orchard Way, East Grinstead			
Gross site area (ha)	2.3	Net developable area (ha):		0.8	Proposed site density (dph):		4 Flatted- 50-100+		Grid Ref:	538986 137999		
Site Suitable:	✓	Site Available:		X	Site Achievable:		✓					
Deliverability / Developability:			Not currently developable			✓						
Deliverable (1-5 years)	No		Dwellings	█	Developable (6-10 years)	No	Dwellings	█	Developable (11 years +)	No	Dwellings	
SHLAA ID	120	Site Reference	EG/E/07	Settlement	EG	Ward	E	Site location / address:	Focus DIY, 207 London Road, East Grinstead			
Gross site area (ha)	0.5	Net developable area (ha):			Proposed site density (dph):		1 Lower- 30		Grid Ref:	538991 138552		
Site Suitable:	✓	Site Available:		✓	Site Achievable:		✓					
Deliverability / Developability:			Not currently developable									
Deliverable (1-5 years)	Yes	11	Dwellings	█	Developable (6-10 years)	No	Dwellings	█	Developable (11 years +)	No	Dwellings	
SHLAA ID	422	Site Reference	EG/E/10	Settlement	EG	Ward	E	Site location / address:	Turley Cottage, Ship Street, East Grinstead			
Gross site area (ha)	0.27	Net developable area (ha):		0.25	Proposed site density (dph):		4 Flatted- 50-100+		Grid Ref:	539394 137826		
Site Suitable:	✓	Site Available:		✓	Site Achievable:		✓					
Deliverability / Developability:			Not currently developable									
Deliverable (1-5 years)	Yes	10	Dwellings	█	Developable (6-10 years)	No	Dwellings	█	Developable (11 years +)	No	Dwellings	
SHLAA ID	313	Site Reference	EG/E/11	Settlement	EG	Ward	E	Site location / address:	Farrington House, Wood Street, East Grinstead			
Gross site area (ha)	0.09	Net developable area (ha):			Proposed site density (dph):		4 Flatted- 50-100+		Grid Ref:	538947 138317		
Site Suitable:	✓	Site Available:		✓	Site Achievable:		✓					
Deliverability / Developability:			Not currently developable									
Deliverable (1-5 years)	Yes	41	Dwellings	█	Developable (6-10 years)	No	Dwellings	█	Developable (11 years +)	No	Dwellings	
SHLAA ID	311	Site Reference	EG/E/12	Settlement	EG	Ward	E	Site location / address:	R/O Cumberworth & adjacent properties, Cranston Road, East Grinstead			
Gross site area (ha)	0.4	Net developable area (ha):			Proposed site density (dph):		1 Lower- 30		Grid Ref:	539488 138595		
Site Suitable:	✓	Site Available:		✓	Site Achievable:		✓					
Deliverability / Developability:			Not currently developable									
Deliverable (1-5 years)	Yes	4	Dwellings	█	Developable (6-10 years)	No	Dwellings	█	Developable (11 years +)	No	Dwellings	
SHLAA ID	97	Site Reference	EG/E/16	Settlement	EG	Ward	E	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		
Site Suitable:	✓	Site Available:		✓	Site Achievable:		✓					
Deliverability / Developability:			Not currently developable									
Deliverable (1-5 years)	Yes	70	Dwellings	█	Developable (6-10 years)	No	Dwellings	█	Developable (11 years +)	No	Dwellings	

Schedule of all identified sites considered through the Assessment

SHLAA ID	100	Site Reference	EG/E/17	Settlement	EG	Ward	E	Site location / address:	2-4 Orchard Way, East Grinstead				
Gross site area (ha)	0.2	Net developable area (ha):				Proposed site density (dph):		4 Flatted- 50-100+		Grid Ref:	539050 138150		
Site Suitable: ✓		Site Available: ✓		Site Achievable: ✓									
Deliverability / Developability:			Not currently developable										
Deliverable (1-5 years)	Yes	22	Dwellings	█	Developable (6-10 years)	No		Dwellings	█	Developable (11 years +)	No		Dwellings
SHLAA ID	433	Site Reference	EG/E/19	Settlement	EG	Ward	E	Site location / address:	Beckford and The Little House, Lewes Road, East Grinstead				
Gross site area (ha)	0.18	Net developable area (ha):				Proposed site density (dph):				Grid Ref:	539983 137982		
Site Suitable: ✓		Site Available: ✓		Site Achievable: ✓									
Deliverability / Developability:			Not currently developable										
Deliverable (1-5 years)	No		Dwellings	█	Developable (6-10 years)	Yes	6	Dwellings	█	Developable (11 years +)	No		Dwellings
SHLAA ID	121	Site Reference	EG/E/20	Settlement	EG	Ward	E	Site location / address:	Market House, 27-29 Cantelupe Road, East Grinstead				
Gross site area (ha)	0.04	Net developable area (ha):				Proposed site density (dph):		4 Flatted- 50-100+		Grid Ref:	539532 138121		
Site Suitable: ✓		Site Available: ✓		Site Achievable: ✓									
Deliverability / Developability:			Not currently developable										
Deliverable (1-5 years)	Yes	11	Dwellings	█	Developable (6-10 years)	No		Dwellings	█	Developable (11 years +)	No		Dwellings
SHLAA ID	123	Site Reference	EG/E/21	Settlement	EG	Ward	E	Site location / address:	Greenstede House, Wood Street/Station Road, East Grinstead				
Gross site area (ha)	0.1	Net developable area (ha):				Proposed site density (dph):		4 Flatted- 50-100+		Grid Ref:	538966 138321		
Site Suitable: ✓		Site Available: ✓		Site Achievable: ✓									
Deliverability / Developability:			Not currently developable										
Deliverable (1-5 years)	Yes	14	Dwellings	█	Developable (6-10 years)	No		Dwellings	█	Developable (11 years +)	No		Dwellings
SHLAA ID	101	Site Reference	EG/E/22	Settlement	EG	Ward	E	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		
Site Suitable: ✓		Site Available: ✓		Site Achievable: ✓									
Deliverability / Developability:			Not currently developable										
Deliverable (1-5 years)	No		Dwellings	█	Developable (6-10 years)	Yes	40	Dwellings	█	Developable (11 years +)	No		Dwellings
SHLAA ID	441	Site Reference	EG/E/23	Settlement	EG	Ward	E	Site location / address:	67-69 Railway Approach, East Grinstead				
Gross site area (ha)	0.09	Net developable area (ha):		0.09		Proposed site density (dph):		4 Flatted- 50-100+		Grid Ref:	539076 138234		
Site Suitable: ✓		Site Available: ✓		Site Achievable: ✓									
Deliverability / Developability:			Not currently developable										
Deliverable (1-5 years)	Yes	7	Dwellings	█	Developable (6-10 years)	No		Dwellings	█	Developable (11 years +)	No		Dwellings
SHLAA ID	124	Site Reference	EG/E/24	Settlement	EG	Ward	E	Site location / address:	117-123 London Road, East Grinstead				
Gross site area (ha)	0.04	Net developable area (ha):				Proposed site density (dph):		4 Flatted- 50-100+		Grid Ref:	539309 138265		
Site Suitable: ✓		Site Available: ✓		Site Achievable: ✓									
Deliverability / Developability:			Not currently developable										
Deliverable (1-5 years)	Yes	8	Dwellings	█	Developable (6-10 years)	No		Dwellings	█	Developable (11 years +)	No		Dwellings
SHLAA ID	444	Site Reference	EG/E/25	Settlement	EG	Ward	E	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		
Site Suitable: ✓		Site Available: ✓		Site Achievable: ✓									
Deliverability / Developability:			Not currently developable										
Deliverable (1-5 years)	No		Dwellings	█	Developable (6-10 years)	Yes	7	Dwellings	█	Developable (11 years +)	No		Dwellings

Schedule of all identified sites considered through the Assessment

SHLAA ID	435	Site Reference	EG/E/28	Settlement	EG	Ward	E	Site location / address:	Former HSBC, 1 Middle Row, East Grinstead			
Gross site area (ha)	0.009	Net developable area (ha):				Proposed site density (dph):		4 Flatted- 50-100+	Grid Ref:	539601 137949		
Site Suitable:	✓	Site Available:		✓		Site Achievable:		✓				
Deliverability / Developability:			Not currently developable									
Deliverable (1-5 years)	Yes	6	Dwellings	Developable (6-10 years)	No	Dwellings	Developable (11 years +)	No	Dwellings			
SHLAA ID	449	Site Reference	EG/E/29	Settlement	EG	Ward	E	Site location / address:	4 Swan Court (ex Kelly's), 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		
Site Suitable:	✓	Site Available:		✓		Site Achievable:		✓				
Deliverability / Developability:			Not currently developable									
Deliverable (1-5 years)	No		Dwellings	Developable (6-10 years)	Yes	6	Dwellings	Developable (11 years +)	No	Dwellings		
SHLAA ID	409	Site Reference	EG/E/30	Settlement	EG	Ward	E	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		
Site Suitable:	X	Site Available:		✓		Site Achievable:		✓				
Deliverability / Developability:			Not currently developable			✓						
Deliverable (1-5 years)	No		Dwellings	Developable (6-10 years)	No	Dwellings	Developable (11 years +)	No	Dwellings			
SHLAA ID	125	Site Reference	EG/E/31	Settlement	EG	Ward	E	Site location / address:	Mariners and Redwood, Lewes Road, East Grinstead			
Gross site area (ha)	0.24	Net developable area (ha):				Proposed site density (dph):		4 Flatted- 50-100+	Grid Ref:	539969 137928		
Site Suitable:	✓	Site Available:		✓		Site Achievable:		✓				
Deliverability / Developability:			Not currently developable									
Deliverable (1-5 years)	Yes	30	Dwellings	Developable (6-10 years)	No	Dwellings	Developable (11 years +)	No	Dwellings			
SHLAA ID	180	Site Reference	EG/E/33	Settlement	EG	Ward	E	Site location / address:	Land at rear of 2,3 & 51 Whitehall Parade, London Road, East Grinstead			
Gross site area (ha)	0.03	Net developable area (ha):				Proposed site density (dph):		4 Flatted- 50-100+	Grid Ref:	539428 138179		
Site Suitable:	✓	Site Available:		✓		Site Achievable:		✓				
Deliverability / Developability:			Not currently developable									
Deliverable (1-5 years)	Yes	7	Dwellings	Developable (6-10 years)	No	Dwellings	Developable (11 years +)	No	Dwellings			
SHLAA ID	520	Site Reference	EG/E/34	Settlement	EG	Ward	E	Site location / address:	75-77 Railway Approach, East Grinstead			
Gross site area (ha)	0.06	Net developable area (ha):		0.06		Proposed site density (dph):		4 Flatted- 50-100+	Grid Ref:	539050 138235		
Site Suitable:	✓	Site Available:		✓		Site Achievable:		✓				
Deliverability / Developability:			Not currently developable									
Deliverable (1-5 years)	Yes	6	Dwellings	Developable (6-10 years)	No	Dwellings	Developable (11 years +)	No	Dwellings			
SHLAA ID	524	Site Reference	EG/E/35	Settlement	EG	Ward	E	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		
Site Suitable:	✓	Site Available:		✓		Site Achievable:		✓				
Deliverability / Developability:			Not currently developable									
Deliverable (1-5 years)	Yes	28	Dwellings	Developable (6-10 years)	No	Dwellings	Developable (11 years +)	No	Dwellings			
SHLAA ID	525	Site Reference	EG/E/36	Settlement	EG	Ward	E	Site location / address:	Queen's Walk including Queen's Road car park, East Grinstead			
Gross site area (ha)	1.79	Net developable area (ha):		1.79		Proposed site density (dph):		4 Flatted- 50-100+	Grid Ref:	539355 138185		
Site Suitable:	✓	Site Available:		✓		Site Achievable:		✓				
Deliverability / Developability:			Not currently developable									
Deliverable (1-5 years)	Yes	25	Dwellings	Developable (6-10 years)	Yes	75	Dwellings	Developable (11 years +)	Yes	75	Dwellings	

Schedule of all identified sites considered through the Assessment

SHLAA ID	559	Site Reference	EG/E/38	Settlement	EG	Ward	E	Site location / address:	East Grinstead Delivery Office, 76 London Road, East Grinstead			
Gross site area (ha)	0.15	Net developable area (ha):		0.15	Proposed site density (dph):		4 Flatted- 50-100+		Grid Ref:	539369 138149		
Site Suitable: ✓			Site Available: ✓			Site Achievable: ✓						
Deliverability / Developability:			Not currently developable									
Deliverable (1-5 years)	Yes	12	Dwellings	Developable (6-10 years)	No	Dwellings	Developable (11 years +)	No	Dwellings			

Fulking

SHLAA ID	280	Site Reference	FK/01	Settlement	FK	Ward		Site location / address:	Land at Clappers Lane, Fulking		
Gross site area (ha)	1.1	Net developable area (ha):		1.14	Proposed site density (dph):		1 Lower- 30		Grid Ref:	524959 111589	
Site Suitable: X			Site Available: X			Site Achievable: ✓					
Deliverability / Developability:			Not currently developable								
Deliverable (1-5 years)	No		Dwellings	Developable (6-10 years)	No	Dwellings	Developable (11 years +)	No	Dwellings		

Hassocks and Keymer

SHLAA ID	66	Site Reference	HA/01	Settlement	HA	Ward		Site location / address:	Land at Southdowns Farm, Hassocks		
Gross site area (ha)	1.9	Net developable area (ha):		2.2	Proposed site density (dph):		1 Lower- 30		Grid Ref:	531261 114868	
Site Suitable: X			Site Available: ✓			Site Achievable: ✓					
Deliverability / Developability:			Not currently developable								
Deliverable (1-5 years)	No		Dwellings	Developable (6-10 years)	No	Dwellings	Developable (11 years +)	No	Dwellings		

SHLAA ID	9	Site Reference	HA/03	Settlement	HA	Ward		Site location / address:	Land to the east of Ockley Lane, Keymer		
Gross site area (ha)	1.3	Net developable area (ha):		1.3	Proposed site density (dph):		1 Lower- 30		Grid Ref:	531647 115800	
Site Suitable: X			Site Available: ✓			Site Achievable: ✓					
Deliverability / Developability:			Not currently developable								
Deliverable (1-5 years)	No		Dwellings	Developable (6-10 years)	No	Dwellings	Developable (11 years +)	No	Dwellings		

SHLAA ID	506	Site Reference	HA/04	Settlement	HA	Ward		Site location / address:	Pattendens Gardens, The Crescent, Keymer, Hassocks		
Gross site area (ha)	3.20	Net developable area (ha):		2.2	Proposed site density (dph):		1 Lower- 30		Grid Ref:	531711 115416	
Site Suitable: X			Site Available: ✓			Site Achievable: X					
Deliverability / Developability:			Not currently developable								
Deliverable (1-5 years)	No		Dwellings	Developable (6-10 years)	No	Dwellings	Developable (11 years +)	No	Dwellings		

SHLAA ID	103	Site Reference	HA/06	Settlement	HA	Ward		Site location / address:	Land west of Mackie Avenue, Hassocks		
Gross site area (ha)	4.3	Net developable area (ha):		4.3	Proposed site density (dph):		1 Lower- 30		Grid Ref:	530918 116175	
Site Suitable: ✓			Site Available: ✓			Site Achievable: ✓					
Deliverability / Developability:			Not currently developable								
Deliverable (1-5 years)	Yes	62	Dwellings	Developable (6-10 years)	No	Dwellings	Developable (11 years +)	No	Dwellings		

SHLAA ID	217	Site Reference	HA/07	Settlement	HA	Ward		Site location / address:	The Weald Lawn Tennis and Squash Club, South Bank, Hassocks		
Gross site area (ha)	0.36	Net developable area (ha):		0.36	Proposed site density (dph):		4 Flatted- 50-100+		Grid Ref:	530143 115352	
Site Suitable: ✓			Site Available: ✓			Site Achievable: ✓					
Deliverability / Developability:			Not currently developable								
Deliverable (1-5 years)	No		Dwellings	Developable (6-10 years)	Yes	9	Dwellings	Developable (11 years +)	No	Dwellings	

SHLAA ID	105	Site Reference	HA/08	Settlement	HA	Ward		Site location / address:	Former Highway Depot, Hassocks		
Gross site area (ha)	0.6	Net developable area (ha):			Proposed site density (dph):		1 Lower- 30		Grid Ref:	530250 116300	
Site Suitable: ✓			Site Available: ✓			Site Achievable: ✓					
Deliverability / Developability:			Not currently developable								
Deliverable (1-5 years)	Yes	20	Dwellings	Developable (6-10 years)	No	Dwellings	Developable (11 years +)	No	Dwellings		

Schedule of all identified sites considered through the Assessment

SHLAA ID	104	Site Reference	HA/09	Settlement	HA	Ward		Site location / address:	Extension to Land west of Mackie Avenue			
Gross site area (ha)	8.2	Net developable area (ha):			Proposed site density (dph):		1 Lower- 30	Grid Ref:	530918 116175			
Site Suitable:	✓	Site Available:		✓	Site Achievable:		✓					
Deliverability / Developability:			Not currently developable									
Deliverable (1-5 years)	Yes	130	Dwellings	█	Developable (6-10 years)	No	Dwellings	█	Developable (11 years +)	No	Dwellings	
SHLAA ID	300	Site Reference	HA/10	Settlement	HA	Ward		Site location / address:	Wilmington Lodge/Beech House, Orchard Lane, Hassocks			
Gross site area (ha)	0.44	Net developable area (ha):			Proposed site density (dph):		1 Lower- 30	Grid Ref:	530925 115488			
Site Suitable:	✓	Site Available:		✓	Site Achievable:		✓					
Deliverability / Developability:			Not currently developable									
Deliverable (1-5 years)	Yes	12	Dwellings	█	Developable (6-10 years)	No	Dwellings	█	Developable (11 years +)	No	Dwellings	
SHLAA ID	106	Site Reference	HA/14	Settlement	HA	Ward		Site location / address:	Station Goods Yard, Hassocks			
Gross site area (ha)	1.35	Net developable area (ha):			Proposed site density (dph):		3 Higher- 50	Grid Ref:	530325 115405			
Site Suitable:	✓	Site Available:		✓	Site Achievable:		✓					
Deliverability / Developability:			Not currently developable									
Deliverable (1-5 years)	Yes	70	Dwellings	█	Developable (6-10 years)	No	Dwellings	█	Developable (11 years +)	No	Dwellings	
SHLAA ID	375	Site Reference	HA/16	Settlement	HA	Ward		Site location / address:	National Tyre Centre, 60 Keymer Road, Hassocks			
Gross site area (ha)	0.14	Net developable area (ha):		0.14	Proposed site density (dph):		4 Flatted- 50-100+	Grid Ref:	530815 115448			
Site Suitable:	✓	Site Available:		X	Site Achievable:		X					
Deliverability / Developability:			Not currently developable			✓						
Deliverable (1-5 years)	No		Dwellings	█	Developable (6-10 years)	No	Dwellings	█	Developable (11 years +)	No	Dwellings	
SHLAA ID	472	Site Reference	HA/17	Settlement	HA	Ward		Site location / address:	Stafford House, Keymer Road, Hassocks			
Gross site area (ha)	0.8	Net developable area (ha):		0.55	Proposed site density (dph):		2 Medium- 40	Grid Ref:	531285 115391			
Site Suitable:	✓	Site Available:		✓	Site Achievable:		✓					
Deliverability / Developability:			Not currently developable			✓						
Deliverable (1-5 years)	Yes	25	Dwellings	█	Developable (6-10 years)	No	Dwellings	█	Developable (11 years +)	No	Dwellings	
SHLAA ID	286	Site Reference	HA/19	Settlement	HA	Ward		Site location / address:	Land at the Ham, Hassocks			
Gross site area (ha)	5.4	Net developable area (ha):		5.31	Proposed site density (dph):		1 Lower- 30	Grid Ref:	529938 115854			
Site Suitable:	X	Site Available:		X	Site Achievable:		✓					
Deliverability / Developability:			Not currently developable			✓						
Deliverable (1-5 years)	No		Dwellings	█	Developable (6-10 years)	No	Dwellings	█	Developable (11 years +)	No	Dwellings	
SHLAA ID	374	Site Reference	HA/20	Settlement	HA	Ward		Site location / address:	Telephone exchange, Windmill Avenue, Hassocks			
Gross site area (ha)	0.18	Net developable area (ha):		0.18	Proposed site density (dph):		3 Higher- 50	Grid Ref:	530793 115293			
Site Suitable:	X	Site Available:		X	Site Achievable:		✓					
Deliverability / Developability:			Not currently developable			✓						
Deliverable (1-5 years)	No		Dwellings	█	Developable (6-10 years)	No	Dwellings	█	Developable (11 years +)	No	Dwellings	
SHLAA ID	210	Site Reference	HA/21	Settlement	HA	Ward		Site location / address:	Land opposite Stanford Avenue, London Road, Hassocks			
Gross site area (ha)	2	Net developable area (ha):		1.97	Proposed site density (dph):		1 Lower- 30	Grid Ref:	529848 115656			
Site Suitable:	X	Site Available:		X	Site Achievable:		✓					
Deliverability / Developability:			Not currently developable			✓						
Deliverable (1-5 years)	No		Dwellings	█	Developable (6-10 years)	No	Dwellings	█	Developable (11 years +)	No	Dwellings	

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SHLAA ID	221	Site Reference	HA/24	Settlement	HA	Ward		Site location / address:	Land to the north of Shepherds Walk, Hassocks				
Gross site area (ha)	6.2	Net developable area (ha):		5.2	Proposed site density (dph):		1 Lower- 30		Grid Ref:	530469 116474			
Site Suitable: X			Site Available: X			Site Achievable: X							
Deliverability / Developability:			Not currently developable			✓							
Deliverable (1-5 years)	No		Dwellings	■	Developable (6-10 years)	No		Dwellings	■	Developable (11 years +)	No		Dwellings

SHLAA ID	554	Site Reference	HA/25	Settlement	HA	Ward		Site location / address:	Hassocks Delivery Office, 36 Keymer Road, Hassocks				
Gross site area (ha)	0.10	Net developable area (ha):		0.1	Proposed site density (dph):		4 Flatted- 50-100+		Grid Ref:	530680 115471			
Site Suitable: ✓			Site Available: ✓			Site Achievable: ✓							
Deliverability / Developability:			Not currently developable										
Deliverable (1-5 years)	Yes	10	Dwellings	■	Developable (6-10 years)	No		Dwellings	■	Developable (11 years +)	No		Dwellings

Handcross

SHLAA ID	10	Site Reference	HC/01	Settlement	HC	Ward		Site location / address:	Land off Coos Lane, Handcross				
Gross site area (ha)	1.88	Net developable area (ha):		1.88	Proposed site density (dph):		1 Lower- 30		Grid Ref:	525530 129225			
Site Suitable: X			Site Available: ✓			Site Achievable: ✓							
Deliverability / Developability:			Not currently developable			✓							
Deliverable (1-5 years)	No		Dwellings	■	Developable (6-10 years)	No		Dwellings	■	Developable (11 years +)	No		Dwellings

SHLAA ID	127	Site Reference	HC/02	Settlement	HC	Ward		Site location / address:	Land at St. Martin Close, Handcross				
Gross site area (ha)	1.3	Net developable area (ha):		1.1	Proposed site density (dph):		1 Lower- 30		Grid Ref:	525645 129205			
Site Suitable: ✓			Site Available: ✓			Site Achievable: ✓							
Deliverability / Developability:			Not currently developable										
Deliverable (1-5 years)	No		Dwellings	■	Developable (6-10 years)	Yes	33	Dwellings	■	Developable (11 years +)	No		Dwellings

SHLAA ID	321	Site Reference	HC/03	Settlement	HC	Ward		Site location / address:	Seaspace House, Brighton Road, Handcross				
Gross site area (ha)	0.2	Net developable area (ha):			Proposed site density (dph):		3 Higher- 50		Grid Ref:	526180 129678			
Site Suitable: ✓			Site Available: ✓			Site Achievable: ✓							
Deliverability / Developability:			Not currently developable										
Deliverable (1-5 years)	Yes	10	Dwellings	■	Developable (6-10 years)	No		Dwellings	■	Developable (11 years +)	No		Dwellings

SHLAA ID	517	Site Reference	HC/04	Settlement	HC	Ward		Site location / address:	Land at Hyde Estate, Handcross				
Gross site area (ha)	5.48	Net developable area (ha):		4.7	Proposed site density (dph):		1 Lower- 30		Grid Ref:	526143 130390			
Site Suitable: ✓			Site Available: ✓			Site Achievable: ✓							
Deliverability / Developability:			Not currently developable										
Deliverable (1-5 years)	No		Dwellings	■	Developable (6-10 years)	Yes	80	Dwellings	■	Developable (11 years +)	No		Dwellings

SHLAA ID	325	Site Reference	HC/05	Settlement	HC	Ward		Site location / address:	12-16 & 11-17 West Park Road, Handcross				
Gross site area (ha)	0.21	Net developable area (ha):			Proposed site density (dph):		3 Higher- 50		Grid Ref:	525778 129403			
Site Suitable: ✓			Site Available: ✓			Site Achievable: ✓							
Deliverability / Developability:			Not currently developable										
Deliverable (1-5 years)	Yes	7	Dwellings	■	Developable (6-10 years)	No		Dwellings	■	Developable (11 years +)	No		Dwellings

Haywards Heath – Lucastes

SHLAA ID	40	Site Reference	HH/A/01	Settlement	HH	Ward	A	Site location / address:	Penland Farm (smaller area immediately to the west of The Spinney) , Haywards Heath				
Gross site area (ha)	6.3	Net developable area (ha):		3	Proposed site density (dph):		1 Lower- 30		Grid Ref:	532480 125498			
Site Suitable: ✓			Site Available: ✓			Site Achievable: ✓							
Deliverability / Developability:			Not currently developable										
Deliverable (1-5 years)	No		Dwellings	■	Developable (6-10 years)	Yes	90	Dwellings	■	Developable (11 years +)	No		Dwellings

Schedule of all identified sites considered through the Assessment

SHLAA ID	247	Site Reference	HH/A/03	Settlement	HH	Ward	A	Site location / address:	Penland Farm, Haywards Heath				
Gross site area (ha)	22.9	Net developable area (ha):		13	Proposed site density (dph):		1 Lower- 30		Grid Ref:	532499 125500			
Site Suitable: X			Site Available: ✓			Site Achievable: ✓							
Deliverability / Developability:			Not currently developable			✓							
Deliverable (1-5 years)	No		Dwellings	█	Developable (6-10 years)	No		Dwellings	█	Developable (11 years +)	No		Dwellings
SHLAA ID	407	Site Reference	HH/A/04	Settlement	HH	Ward	A	Site location / address:	Woodlands, Paddockhall Road, Haywards Heath				
Gross site area (ha)	0.11	Net developable area (ha):		0.1	Proposed site density (dph):		4 Flatted- 50-100+		Grid Ref:	532692 124207			
Site Suitable: ✓			Site Available: ✓			Site Achievable: ✓							
Deliverability / Developability:			Not currently developable										
Deliverable (1-5 years)	Yes	8	Dwellings	█	Developable (6-10 years)	No		Dwellings	█	Developable (11 years +)	No		Dwellings
SHLAA ID	448	Site Reference	HH/A/05	Settlement	HH	Ward	A	Site location / address:	Land to the south of Butlers Green Road, Haywards Heath				
Gross site area (ha)	2.3	Net developable area (ha):		1.15	Proposed site density (dph):		1 Lower- 30		Grid Ref:	532157 123840			
Site Suitable: X			Site Available: X			Site Achievable: ✓							
Deliverability / Developability:			Not currently developable			✓							
Deliverable (1-5 years)	No		Dwellings	█	Developable (6-10 years)	No		Dwellings	█	Developable (11 years +)	No		Dwellings
SHLAA ID	110	Site Reference	HH/A/09	Settlement	HH	Ward	A	Site location / address:	Land to the south west of Haywards Heath - Bolnore Village Phases 4 & 5 (land south of Wealden Way)				
Gross site area (ha)	15.8	Net developable area (ha):		15.8	Proposed site density (dph):		1 Lower- 30		Grid Ref:	532550 123300			
Site Suitable: ✓			Site Available: ✓			Site Achievable: ✓							
Deliverability / Developability:			Not currently developable										
Deliverable (1-5 years)	Yes	200	Dwellings	█	Developable (6-10 years)	Yes	485	Dwellings	█	Developable (11 years +)	No		Dwellings
SHLAA ID	454	Site Reference	HH/A/11	Settlement	HH	Ward	A	Site location / address:	36 Paddockhall Road, Haywards Heath				
Gross site area (ha)	0.13	Net developable area (ha):		0.13	Proposed site density (dph):		4 Flatted- 50-100+		Grid Ref:	532666 124167			
Site Suitable: ✓			Site Available: ✓			Site Achievable: ✓							
Deliverability / Developability:			Not currently developable										
Deliverable (1-5 years)	Yes	10	Dwellings	█	Developable (6-10 years)	No		Dwellings	█	Developable (11 years +)	No		Dwellings
SHLAA ID	392	Site Reference	HH/A/12	Settlement	HH	Ward	A	Site location / address:	Adjacent to Bolnore Village Centre, Updown Hill				
Gross site area (ha)	0.11	Net developable area (ha):		0.11	Proposed site density (dph):		3 Higher- 50		Grid Ref:	532282 122946			
Site Suitable: ✓			Site Available: ✓			Site Achievable: ✓							
Deliverability / Developability:			Not currently developable										
Deliverable (1-5 years)	Yes	14	Dwellings	█	Developable (6-10 years)	No		Dwellings	█	Developable (11 years +)	No		Dwellings
SHLAA ID	201	Site Reference	HH/A/13	Settlement	HH	Ward	A	Site location / address:	Land north of Butlers Green Road, Haywards Heath				
Gross site area (ha)	2.8	Net developable area (ha):		2.5	Proposed site density (dph):		1 Lower- 30		Grid Ref:	532201 124016			
Site Suitable: X			Site Available: ✓			Site Achievable: ✓							
Deliverability / Developability:			Not currently developable			✓							
Deliverable (1-5 years)	No		Dwellings	█	Developable (6-10 years)	No		Dwellings	█	Developable (11 years +)	No		Dwellings
SHLAA ID	507	Site Reference	HH/A/14	Settlement	HH	Ward	A	Site location / address:	Caru Hall, Bolnore Road, Haywards Heath				
Gross site area (ha)	0.55	Net developable area (ha):		0.45	Proposed site density (dph):		2 Medium- 40		Grid Ref:	532224 123407			
Site Suitable: ✓			Site Available: ✓			Site Achievable: ✓							
Deliverability / Developability:			Not currently developable										
Deliverable (1-5 years)	No		Dwellings	█	Developable (6-10 years)	Yes	12	Dwellings	█	Developable (11 years +)	No		Dwellings

Schedule of all identified sites considered through the Assessment

SHLAA ID	556	Site Reference	HH/A/16	Settlement	HH	Ward	A	Site location / address:	Land east of Borde Hill Lane, Haywards Heath				
Gross site area (ha)	8.53	Net developable area (ha):		8.5	Proposed site density (dph):		1 Lower- 30		Grid Ref:	532654 125870			
Site Suitable: X			Site Available: ✓			Site Achievable: ✓							
Deliverability / Developability:			Not currently developable			✓							
Deliverable (1-5 years)	No		Dwellings	█	Developable (6-10 years)	No		Dwellings	█	Developable (11 years +)	No		Dwellings

Haywards Heath – Heath

SHLAA ID	32	Site Reference	HH/B/01	Settlement	HH	Ward	B	Site location / address:	Land south of Sunte House, Birchen Lane, Haywards Heath				
Gross site area (ha)	2.61	Net developable area (ha):		1.2	Proposed site density (dph):		1 Lower- 30		Grid Ref:	533405 125411			
Site Suitable: X			Site Available: ✓			Site Achievable: ✓							
Deliverability / Developability:			Not currently developable			✓							
Deliverable (1-5 years)	No		Dwellings	█	Developable (6-10 years)	No		Dwellings	█	Developable (11 years +)	No		Dwellings

SHLAA ID	33	Site Reference	HH/B/02	Settlement	HH	Ward	B	Site location / address:	Land North of Wickham Way and East of Birchen Lane, Haywards Heath				
Gross site area (ha)	15.5	Net developable area (ha):		10.5	Proposed site density (dph):		1 Lower- 30		Grid Ref:	533206 125735			
Site Suitable: X			Site Available: ✓			Site Achievable: ✓							
Deliverability / Developability:			Not currently developable			✓							
Deliverable (1-5 years)	No		Dwellings	█	Developable (6-10 years)	No		Dwellings	█	Developable (11 years +)	No		Dwellings

SHLAA ID	308	Site Reference	HH/B/03	Settlement	HH	Ward	B	Site location / address:	Kings Church, Elizabeth House, 13 Heath Road, Haywards Heath				
Gross site area (ha)	0.1	Net developable area (ha):			Proposed site density (dph):		4 Flatted- 50-100+		Grid Ref:	533274 124110			
Site Suitable: ✓			Site Available: ✓			Site Achievable: ✓							
Deliverability / Developability:			Not currently developable										
Deliverable (1-5 years)	Yes	10	Dwellings	█	Developable (6-10 years)	No		Dwellings	█	Developable (11 years +)	No		Dwellings

SHLAA ID	356	Site Reference	HH/B/04	Settlement	HH	Ward	B	Site location / address:	Telephone Exchange, Paddockhall Road, Haywards Heath				
Gross site area (ha)	0.34	Net developable area (ha):		0.34	Proposed site density (dph):		4 Flatted- 50-100+		Grid Ref:	532930 124494			
Site Suitable: ✓			Site Available: X			Site Achievable: ✓							
Deliverability / Developability:			Not currently developable			✓							
Deliverable (1-5 years)	No		Dwellings	█	Developable (6-10 years)	No		Dwellings	█	Developable (11 years +)	No		Dwellings

SHLAA ID	416	Site Reference	HH/B/06	Settlement	HH	Ward	B	Site location / address:	51-53 Sydney Road, Haywards Heath				
Gross site area (ha)	0.13	Net developable area (ha):		0.13	Proposed site density (dph):		4 Flatted- 50-100+		Grid Ref:	533527 124741			
Site Suitable: ✓			Site Available: ✓			Site Achievable: ✓							
Deliverability / Developability:			Not currently developable										
Deliverable (1-5 years)	Yes	11	Dwellings	█	Developable (6-10 years)	No		Dwellings	█	Developable (11 years +)	No		Dwellings

SHLAA ID	357	Site Reference	HH/B/07	Settlement	HH	Ward	B	Site location / address:	59 Perrymount Road, Haywards Heath				
Gross site area (ha)	0.06	Net developable area (ha):		0.06	Proposed site density (dph):		4 Flatted- 50-100+		Grid Ref:	533126 124527			
Site Suitable: ✓			Site Available: X			Site Achievable: ✓							
Deliverability / Developability:			Not currently developable			✓							
Deliverable (1-5 years)	No		Dwellings	█	Developable (6-10 years)	No		Dwellings	█	Developable (11 years +)	No		Dwellings

SHLAA ID	443	Site Reference	HH/B/08	Settlement	HH	Ward	B	Site location / address:	Rockwood House, Perrymount Road, Haywards Heath				
Gross site area (ha)	0.33	Net developable area (ha):		0.33	Proposed site density (dph):		4 Flatted- 50-100+		Grid Ref:	533044 124212			
Site Suitable: X			Site Available: ✓			Site Achievable: ✓							
Deliverability / Developability:			Not currently developable			✓							
Deliverable (1-5 years)	No		Dwellings	█	Developable (6-10 years)	No		Dwellings	█	Developable (11 years +)	No		Dwellings

Schedule of all identified sites considered through the Assessment

SHLAA ID	307	Site Reference	HH/B/11	Settlement	HH	Ward	B	Site location / address:	17-25 Boltro Road, Haywards Heath			
Gross site area (ha)	0.09	Net developable area (ha):			Proposed site density (dph):		4 Flatted- 50-100+		Grid Ref:	532958 124379		
Site Suitable: ✓			Site Available: ✓			Site Achievable: ✓						
Deliverability / Developability:			Not currently developable									
Deliverable (1-5 years)	Yes	42	Dwellings		Developable (6-10 years)	No		Dwellings		Developable (11 years +)	No	Dwellings
SHLAA ID	351	Site Reference	HH/B/12	Settlement	HH	Ward	B	Site location / address:	Private car park to the south of Trevelyan Place, Church Road, Haywards Heath			
Gross site area (ha)	0.18	Net developable area (ha):		0.18	Proposed site density (dph):		4 Flatted- 50-100+		Grid Ref:	533190 123953		
Site Suitable: ✓			Site Available: ✓			Site Achievable: ✓						
Deliverability / Developability:			Not currently developable									
Deliverable (1-5 years)	No		Dwellings		Developable (6-10 years)	Yes	27	Dwellings		Developable (11 years +)	No	Dwellings
SHLAA ID	131	Site Reference	HH/B/13	Settlement	HH	Ward	B	Site location / address:	Corner Paddockhall Road/Milton Road, Haywards Heath			
Gross site area (ha)	0.4	Net developable area (ha):		0.4	Proposed site density (dph):		4 Flatted- 50-100+		Grid Ref:	532930 124490		
Site Suitable: ✓			Site Available: ✓			Site Achievable: ✓						
Deliverability / Developability:			Not currently developable									
Deliverable (1-5 years)	Yes	14	Dwellings		Developable (6-10 years)	No		Dwellings		Developable (11 years +)	No	Dwellings
SHLAA ID	354	Site Reference	HH/B/14	Settlement	HH	Ward	B	Site location / address:	38-42 Perrymount Road, Haywards Heath			
Gross site area (ha)	0.12	Net developable area (ha):		0.12	Proposed site density (dph):		4 Flatted- 50-100+		Grid Ref:	533191 124455		
Site Suitable: X			Site Available: X			Site Achievable: ✓						
Deliverability / Developability:			Not currently developable									
Deliverable (1-5 years)	No		Dwellings		Developable (6-10 years)	No		Dwellings		Developable (11 years +)	No	Dwellings
SHLAA ID	353	Site Reference	HH/B/15	Settlement	HH	Ward	B	Site location / address:	Concord House, Balcombe Road, Haywards Heath			
Gross site area (ha)	0.11	Net developable area (ha):		0.11	Proposed site density (dph):		4 Flatted- 50-100+		Grid Ref:	533023 125025		
Site Suitable: ✓			Site Available: X			Site Achievable: ✓						
Deliverability / Developability:			Not currently developable									
Deliverable (1-5 years)	No		Dwellings		Developable (6-10 years)	No		Dwellings		Developable (11 years +)	No	Dwellings
SHLAA ID	352	Site Reference	HH/B/16	Settlement	HH	Ward	B	Site location / address:	Garage area, Newton Court, Perrymount Road, Haywards Heath			
Gross site area (ha)	0.09	Net developable area (ha):		0.09	Proposed site density (dph):		4 Flatted- 50-100+		Grid Ref:	533179 124270		
Site Suitable: X			Site Available: X			Site Achievable: ✓						
Deliverability / Developability:			Not currently developable									
Deliverable (1-5 years)	No		Dwellings		Developable (6-10 years)	No		Dwellings		Developable (11 years +)	No	Dwellings
SHLAA ID	327	Site Reference	HH/B/17	Settlement	HH	Ward	B	Site location / address:	Car parks at Hazelgrove Road, Haywards Road and to the rear of the Orchards, Haywards Heath			
Gross site area (ha)	1.12	Net developable area (ha):		1.12	Proposed site density (dph):		4 Flatted- 50-100+		Grid Ref:	533244 123826		
Site Suitable: ✓			Site Available: ✓			Site Achievable: ✓						
Deliverability / Developability:			Not currently developable									
Deliverable (1-5 years)	No		Dwellings		Developable (6-10 years)	Yes	14	Dwellings		Developable (11 years +)	No	Dwellings
SHLAA ID	509	Site Reference	HH/B/19	Settlement	HH	Ward	B	Site location / address:	MSDC Offices, Oaklands Road Campus, Haywards Heath			
Gross site area (ha)	2.1	Net developable area (ha):		2.1	Proposed site density (dph):		2 Medium- 40		Grid Ref:	532773 124145		
Site Suitable: ✓			Site Available: ✓			Site Achievable: ✓						
Deliverability / Developability:			Not currently developable									
Deliverable (1-5 years)	No		Dwellings		Developable (6-10 years)	Yes	80	Dwellings		Developable (11 years +)	No	Dwellings

Schedule of all identified sites considered through the Assessment

SHLAA ID	304	Site Reference	HH/B/20	Settlement	HH	Ward	B	Site location / address:	Maplehurst, 53 Oathall Road, Haywards Heath				
Gross site area (ha)	0.26	Net developable area (ha):		0.26	Proposed site density (dph):		1 Lower- 30		Grid Ref:	533512 124523			
Site Suitable: ✓			Site Available: ✓			Site Achievable: ✓							
Deliverability / Developability:			Not currently developable										
Deliverable (1-5 years)	No	Dwellings	█	Developable (6-10 years)	Yes	8	Dwellings	█	Developable (11 years +)	No	Dwellings		
SHLAA ID	326	Site Reference	HH/B/23	Settlement	HH	Ward	B	Site location / address:	Mid Sussex Timber Company, College Road, Haywards Heath				
Gross site area (ha)	0.16	Net developable area (ha):		0.11	Proposed site density (dph):		4 Flatted- 50-100+		Grid Ref:	533153 125049			
Site Suitable: ✓			Site Available: X			Site Achievable: ✓							
Deliverability / Developability:			Not currently developable			✓							
Deliverable (1-5 years)	No	Dwellings	█	Developable (6-10 years)	No		Dwellings	█	Developable (11 years +)	No	Dwellings		
SHLAA ID	299	Site Reference	HH/B/24	Settlement	HH	Ward	B	Site location / address:	Muster Green Car Park, Haywards Heath				
Gross site area (ha)	0.17	Net developable area (ha):		0.1	Proposed site density (dph):		4 Flatted- 50-100+		Grid Ref:	532874 123962			
Site Suitable: ✓			Site Available: X			Site Achievable: X							
Deliverability / Developability:			Not currently developable			✓							
Deliverable (1-5 years)	No	Dwellings	█	Developable (6-10 years)	No		Dwellings	█	Developable (11 years +)	No	Dwellings		
SHLAA ID	328	Site Reference	HH/B/25	Settlement	HH	Ward	B	Site location / address:	45-47 Perrymount Road, Haywards Heath				
Gross site area (ha)	0.11	Net developable area (ha):		0.11	Proposed site density (dph):		4 Flatted- 50-100+		Grid Ref:	533126 124414			
Site Suitable: ✓			Site Available: X			Site Achievable: ✓							
Deliverability / Developability:			Not currently developable			✓							
Deliverable (1-5 years)	No	Dwellings	█	Developable (6-10 years)	No		Dwellings	█	Developable (11 years +)	No	Dwellings		
SHLAA ID	329	Site Reference	HH/B/26	Settlement	HH	Ward	B	Site location / address:	4 Church Road, Haywards Heath				
Gross site area (ha)	0.26	Net developable area (ha):		0.20	Proposed site density (dph):		4 Flatted- 50-100+		Grid Ref:	533207 123901			
Site Suitable: ✓			Site Available: ✓			Site Achievable: ✓							
Deliverability / Developability:			Not currently developable										
Deliverable (1-5 years)	No	Dwellings	█	Developable (6-10 years)	Yes	30	Dwellings	█	Developable (11 years +)	No	Dwellings		
SHLAA ID	330	Site Reference	HH/B/27	Settlement	HH	Ward	B	Site location / address:	Land to the north of 1 & 3 Church Road, Haywards Heath				
Gross site area (ha)	0.1	Net developable area (ha):		0.1	Proposed site density (dph):		4 Flatted- 50-100+		Grid Ref:	533061 124045			
Site Suitable: ✓			Site Available: ✓			Site Achievable: ✓							
Deliverability / Developability:			Not currently developable										
Deliverable (1-5 years)	No	Dwellings	█	Developable (6-10 years)	Yes	15	Dwellings	█	Developable (11 years +)	No	Dwellings		
SHLAA ID	111	Site Reference	HH/B/30	Settlement	HH	Ward	B	Site location / address:	Haywards Heath Station Quarter, Haywards Heath				
Gross site area (ha)	2.7	Net developable area (ha):		3.4	Proposed site density (dph):		4 Flatted- 50-100+		Grid Ref:	533078 124497			
Site Suitable: ✓			Site Available: ✓			Site Achievable: ✓							
Deliverability / Developability:			Not currently developable										
Deliverable (1-5 years)	No	Dwellings	█	Developable (6-10 years)	Yes	250	Dwellings	█	Developable (11 years +)	Yes	25	Dwellings	
SHLAA ID	382	Site Reference	HH/B/33	Settlement	HH	Ward	B	Site location / address:	11-17 Oathall Road, Haywards Heath				
Gross site area (ha)	1.1	Net developable area (ha):		0.39	Proposed site density (dph):		1 Lower- 30		Grid Ref:	533364 124231			
Site Suitable: X			Site Available: ✓			Site Achievable: ✓							
Deliverability / Developability:			Not currently developable			✓							
Deliverable (1-5 years)	No	Dwellings	█	Developable (6-10 years)	No		Dwellings	█	Developable (11 years +)	No	Dwellings		

Schedule of all identified sites considered through the Assessment

SHLAA ID	379	Site Reference	HH/B/34	Settlement	HH	Ward	B	Site location / address:	10-14 Sydney Road, Haywards Heath			
Gross site area (ha)	0.13	Net developable area (ha):		0.13	Proposed site density (dph):		4 Flatted- 50-100+		Grid Ref:	533255 124649		
Site Suitable: ✓			Site Available: ✓			Site Achievable: ✓						
Deliverability / Developability:			Not currently developable									
Deliverable (1-5 years)	Yes	20	Dwellings	█	Developable (6-10 years)	No	Dwellings	█	Developable (11 years +)	No	Dwellings	

SHLAA ID	521	Site Reference	HH/B/35	Settlement	HH	Ward	B	Site location / address:	Browns Garage, Market Place, Haywards Heath		
Gross site area (ha)	0.13	Net developable area (ha):		0.13	Proposed site density (dph):		4 Flatted- 50-100+		Grid Ref:	532962 124478	
Site Suitable: ✓			Site Available: ✓			Site Achievable: ✓					
Deliverability / Developability:			Not currently developable								
Deliverable (1-5 years)	Yes	9	Dwellings	█	Developable (6-10 years)	No	Dwellings	█	Developable (11 years +)	No	Dwellings

SHLAA ID	539	Site Reference	HH/B/36	Settlement	HH	Ward	B	Site location / address:	Land Parcel south of 9 Mill Hill Close, Haywards Heath		
Gross site area (ha)	0.26	Net developable area (ha):		0.26	Proposed site density (dph):		1 Lower- 30		Grid Ref:	533017 125233	
Site Suitable: ✓			Site Available: ✓			Site Achievable: ✓					
Deliverability / Developability:			Not currently developable								
Deliverable (1-5 years)	Yes	8	Dwellings	█	Developable (6-10 years)	No	Dwellings	█	Developable (11 years +)	No	Dwellings

SHLAA ID	551	Site Reference	HH/B/37	Settlement	HH	Ward	B	Site location / address:	38-42 South Road 1st and 2nd floor, Haywards Heath		
Gross site area (ha)	0.03	Net developable area (ha):		0.03	Proposed site density (dph):		4 Flatted- 50-100+		Grid Ref:	533314 123629	
Site Suitable: ✓			Site Available: ✓			Site Achievable: ✓					
Deliverability / Developability:			Not currently developable								
Deliverable (1-5 years)	Yes	6	Dwellings	█	Developable (6-10 years)	No	Dwellings	█	Developable (11 years +)	No	Dwellings

Haywards Heath – Bentswood

SHLAA ID	128	Site Reference	HH/C/01	Settlement	HH	Ward	C	Site location / address:	Sawyers Health Club, Boston Road, Haywards Heath			
Gross site area (ha)	0.15	Net developable area (ha):		0.15	Proposed site density (dph):		4 Flatted- 50-100+		Grid Ref:	534250 124037		
Site Suitable: ✓			Site Available: ✓			Site Achievable: ✓						
Deliverability / Developability:			Not currently developable									
Deliverable (1-5 years)	No		Dwellings	█	Developable (6-10 years)	Yes	14	Dwellings	█	Developable (11 years +)	No	Dwellings

SHLAA ID	199	Site Reference	HH/C/02	Settlement	HH	Ward	C	Site location / address:	141-151 Western Road, Haywards Heath		
Gross site area (ha)	0.8	Net developable area (ha):		0.8	Proposed site density (dph):		1 Lower- 30		Grid Ref:	533946 123889	
Site Suitable: ✓			Site Available: X			Site Achievable: ✓					
Deliverability / Developability:			Not currently developable								
Deliverable (1-5 years)	No		Dwellings	█	Developable (6-10 years)	No	Dwellings	█	Developable (11 years +)	No	Dwellings

SHLAA ID	436	Site Reference	HH/C/03	Settlement	HH	Ward	C	Site location / address:	Fir Trees, Hazelgrove Road, Haywards Heath		
Gross site area (ha)	0.11	Net developable area (ha):		0.11	Proposed site density (dph):		4 Flatted- 50-100+		Grid Ref:	533380 123812	
Site Suitable: ✓			Site Available: ✓			Site Achievable: ✓					
Deliverability / Developability:			Not currently developable								
Deliverable (1-5 years)	Yes	9	Dwellings	█	Developable (6-10 years)	No	Dwellings	█	Developable (11 years +)	No	Dwellings

SHLAA ID	333	Site Reference	HH/C/04	Settlement	HH	Ward	C	Site location / address:	The Priory, Franklynn Road, Haywards Heath		
Gross site area (ha)	0.16	Net developable area (ha):			Proposed site density (dph):		4 Flatted- 50-100+		Grid Ref:	533500 123515	
Site Suitable: ✓			Site Available: ✓			Site Achievable: ✓					
Deliverability / Developability:			Not currently developable								
Deliverable (1-5 years)	Yes	10	Dwellings	█	Developable (6-10 years)	No	Dwellings	█	Developable (11 years +)	No	Dwellings

Schedule of all identified sites considered through the Assessment

SHLAA ID	129	Site Reference	HH/C/05	Settlement	HH	Ward	C	Site location / address:	R/O Hazelgrove Gardens, Haywards Heath			
Gross site area (ha)	0.15	Net developable area (ha):		0.09	Proposed site density (dph):		2 Medium- 40		Grid Ref:	533409 123913		
Site Suitable: ✓			Site Available: ✓			Site Achievable: ✓						
Deliverability / Developability:			Not currently developable									
Deliverable (1-5 years)	Yes	6	Dwellings	█	Developable (6-10 years)	No	Dwellings	█	Developable (11 years +)	No	Dwellings	

SHLAA ID	107	Site Reference	HH/C/09	Settlement	HH	Ward	C	Site location / address:	Site of St. Paul's Catholic College, Haywards Heath		
Gross site area (ha)	3.4	Net developable area (ha):			Proposed site density (dph):		1 Lower- 30		Grid Ref:	533587 124456	
Site Suitable: ✓			Site Available: ✓			Site Achievable: ✓					
Deliverability / Developability:			Not currently developable								
Deliverable (1-5 years)	Yes	19	Dwellings	█	Developable (6-10 years)	No	Dwellings	█	Developable (11 years +)	No	Dwellings

SHLAA ID	497	Site Reference	HH/C/10	Settlement	HH	Ward	C	Site location / address:	Caxton Way / Syresham Gardens, Haywards Heath		
Gross site area (ha)	0.04	Net developable area (ha):		0.05	Proposed site density (dph):		4 Flatted- 50-100+		Grid Ref:	533464 123623	
Site Suitable: X			Site Available: ✓			Site Achievable: ✓					
Deliverability / Developability:			Not currently developable								
Deliverable (1-5 years)	No		Dwellings	█	Developable (6-10 years)	No	Dwellings	█	Developable (11 years +)	No	Dwellings

SHLAA ID	461	Site Reference	HH/C/11	Settlement	HH	Ward	C	Site location / address:	Drill Hall, 85 Eastern Road, Haywards Heath		
Gross site area (ha)	0.36	Net developable area (ha):		0.36	Proposed site density (dph):		3 Higher- 50		Grid Ref:	533957 123628	
Site Suitable: X			Site Available: X			Site Achievable: ✓					
Deliverability / Developability:			Not currently developable								
Deliverable (1-5 years)	No		Dwellings	█	Developable (6-10 years)	No	Dwellings	█	Developable (11 years +)	No	Dwellings

SHLAA ID	530	Site Reference	HH/C/12	Settlement	HH	Ward	C	Site location / address:	Wilmington Estate Development, Wilmington Way, Haywards Heath		
Gross site area (ha)	4.2	Net developable area (ha):		4.2	Proposed site density (dph):				Grid Ref:	534490 124430	
Site Suitable: ✓			Site Available: ✓			Site Achievable: ✓					
Deliverability / Developability:			Not currently developable								
Deliverable (1-5 years)	Yes	76	Dwellings	█	Developable (6-10 years)	No	Dwellings	█	Developable (11 years +)	No	Dwellings

Haywards Heath – Franklands

SHLAA ID	57	Site Reference	HH/D/01	Settlement	HH	Ward	D	Site location / address:	Land at Foxhill (Gamblemead Lane), Foxhill, Haywards Heath		
Gross site area (ha)	6.2	Net developable area (ha):		5.4	Proposed site density (dph):		1 Lower- 30		Grid Ref:	533565 121832	
Site Suitable: X			Site Available: ✓			Site Achievable: ✓					
Deliverability / Developability:			Not currently developable								
Deliverable (1-5 years)	No		Dwellings	█	Developable (6-10 years)	No	Dwellings	█	Developable (11 years +)	No	Dwellings

SHLAA ID	246	Site Reference	HH/D/02	Settlement	HH	Ward	D	Site location / address:	Hurst Farm, Hurstwood Lane, Haywards Heath			
Gross site area (ha)	14.7	Net developable area (ha):		14.7	Proposed site density (dph):		1 Lower- 30		Grid Ref:	533896 122352		
Site Suitable: ✓			Site Available: ✓			Site Achievable: ✓						
Deliverability / Developability:			Not currently developable									
Deliverable (1-5 years)	Yes	100	Dwellings	█	Developable (6-10 years)	Yes	175	Dwellings	█	Developable (11 years +)	No	Dwellings

SHLAA ID	109	Site Reference	HH/D/03	Settlement	HH	Ward	D	Site location / address:	East of hospital playing field (Parcel Y), Haywards Heath		
Gross site area (ha)	4.2	Net developable area (ha):			Proposed site density (dph):				Grid Ref:	533900 122800	
Site Suitable: ✓			Site Available: ✓			Site Achievable: ✓					
Deliverability / Developability:			Not currently developable								
Deliverable (1-5 years)	Yes	132	Dwellings	█	Developable (6-10 years)	No	Dwellings	█	Developable (11 years +)	No	Dwellings

Schedule of all identified sites considered through the Assessment

SHLAA ID	108	Site Reference	HH/D/04	Settlement	HH	Ward	D	Site location / address:	Anscombe Wood, Fox Hill (Parcel X), Haywards Heath				
Gross site area (ha)	2.7	Net developable area (ha):		2.2	Proposed site density (dph):					Grid Ref:	533550 122800		
Site Suitable: ✓			Site Available: ✓			Site Achievable: ✓							
Deliverability / Developability:			Not currently developable										
Deliverable (1-5 years)	Yes	90	Dwellings	■	Developable (6-10 years)	No		Dwellings	■	Developable (11 years +)	No		Dwellings

SHLAA ID	487	Site Reference	HH/D/05	Settlement	HH	Ward	D	Site location / address:	Land at the junction of Hurstwood Lane and Fox Hill, Haywards Heath				
Gross site area (ha)	1.5	Net developable area (ha):		1.5	Proposed site density (dph):		1 Lower- 30			Grid Ref:	533800 121903		
Site Suitable: X			Site Available: ✓			Site Achievable: ✓							
Deliverability / Developability:			Not currently developable										
Deliverable (1-5 years)	No		Dwellings	■	Developable (6-10 years)	No		Dwellings	■	Developable (11 years +)	No		Dwellings

SHLAA ID	485	Site Reference	HH/D/06	Settlement	HH	Ward	D	Site location / address:	Land south of Rocky Lane and to the west of Weald Rise and Fox Hill Village, Haywards Heath				
Gross site area (ha)	29	Net developable area (ha):		24	Proposed site density (dph):		1 Lower- 30			Grid Ref:	533172 122114		
Site Suitable: ✓			Site Available: ✓			Site Achievable: ✓							
Deliverability / Developability:			Not currently developable										
Deliverable (1-5 years)	Yes	105	Dwellings	■	Developable (6-10 years)	Yes	300	Dwellings	■	Developable (11 years +)	Yes	315	Dwellings

SHLAA ID	496	Site Reference	HH/D/09	Settlement	HH	Ward	D	Site location / address:	Land south of Rocky Lane & to the west of Weald Rise and Fox Hill Village, Haywards Heath				
Gross site area (ha)	13.51	Net developable area (ha):		11	Proposed site density (dph):		1 Lower- 30			Grid Ref:	533172 122114		
Site Suitable: ✓			Site Available: ✓			Site Achievable: ✓							
Deliverability / Developability:			Not currently developable										
Deliverable (1-5 years)	Yes	105	Dwellings	■	Developable (6-10 years)	Yes	225	Dwellings	■	Developable (11 years +)	No		Dwellings

SHLAA ID	531	Site Reference	HH/D/10	Settlement	HH	Ward	D	Site location / address:	Land Parcel north of 99 Reed Pond Walk, Franklands Village, Haywards Heath				
Gross site area (ha)	0.48	Net developable area (ha):		0.48	Proposed site density (dph):		1 Lower- 30			Grid Ref:	534196 123567		
Site Suitable: ✓			Site Available: ✓			Site Achievable: ✓							
Deliverability / Developability:			Not currently developable										
Deliverable (1-5 years)	Yes	15	Dwellings	■	Developable (6-10 years)	No		Dwellings	■	Developable (11 years +)	No		Dwellings

Haywards Heath – Ashenground

SHLAA ID	417	Site Reference	HH/E/01	Settlement	HH	Ward	E	Site location / address:	Victoria Gate, 119-127 South Road, Haywards Heath				
Gross site area (ha)	0.04	Net developable area (ha):		0.04	Proposed site density (dph):		4 Flatted- 50-100+			Grid Ref:	533136 123741		
Site Suitable: ✓			Site Available: ✓			Site Achievable: ✓							
Deliverability / Developability:			Not currently developable										
Deliverable (1-5 years)	No		Dwellings	■	Developable (6-10 years)	Yes	8	Dwellings	■	Developable (11 years +)	No		Dwellings

SHLAA ID	298	Site Reference	HH/E/02	Settlement	HH	Ward	E	Site location / address:	18-22 Franklynn Road, Haywards Heath				
Gross site area (ha)	0.11	Net developable area (ha):			Proposed site density (dph):		4 Flatted- 50-100+			Grid Ref:	533477 123423		
Site Suitable: ✓			Site Available: ✓			Site Achievable: ✓							
Deliverability / Developability:			Not currently developable										
Deliverable (1-5 years)	Yes	10	Dwellings	■	Developable (6-10 years)	No		Dwellings	■	Developable (11 years +)	No		Dwellings

SHLAA ID	440	Site Reference	HH/E/04	Settlement	HH	Ward	E	Site location / address:	Land at 22 Gower Road, Haywards Heath				
Gross site area (ha)	0.16	Net developable area (ha):		0.16	Proposed site density (dph):		4 Flatted- 50-100+			Grid Ref:	533243 123463		
Site Suitable: ✓			Site Available: ✓			Site Achievable: ✓							
Deliverability / Developability:			Not currently developable										
Deliverable (1-5 years)	No		Dwellings	■	Developable (6-10 years)	Yes	10	Dwellings	■	Developable (11 years +)	No		Dwellings

Schedule of all identified sites considered through the Assessment

SHLAA ID	445	Site Reference	HH/E/05	Settlement	HH	Ward	E	Site location / address:	5 Ashenground Road, Haywards Heath				
Gross site area (ha)	0.08	Net developable area (ha):		0.08	Proposed site density (dph):		4 Flatted- 50-100+		Grid Ref:	533346 123219			
Site Suitable: ✓			Site Available: ✓			Site Achievable: ✓							
Deliverability / Developability:			Not currently developable										
Deliverable (1-5 years)	Yes	6	Dwellings	Developable (6-10 years)	No	Dwellings	Developable (11 years +)	No	Dwellings				
SHLAA ID	126	Site Reference	HH/E/06	Settlement	HH	Ward	E	Site location / address:	Ex Horace Hilton, Gower Road, Haywards Heath				
Gross site area (ha)	0.08	Net developable area (ha):			Proposed site density (dph):		4 Flatted- 50-100+		Grid Ref:	533311 123501			
Site Suitable: ✓			Site Available: ✓			Site Achievable: ✓							
Deliverability / Developability:			Not currently developable										
Deliverable (1-5 years)	Yes	14	Dwellings	Developable (6-10 years)	No	Dwellings	Developable (11 years +)	No	Dwellings				
SHLAA ID	95	Site Reference	HH/E/07	Settlement	HH	Ward	E	Site location / address:	Sandricks, Rocky Lane, Haywards Heath				
Gross site area (ha)	2.1	Net developable area (ha):			Proposed site density (dph):		1 Lower- 30		Grid Ref:	532950 122415			
Site Suitable: ✓			Site Available: ✓			Site Achievable: ✓							
Deliverability / Developability:			Not currently developable										
Deliverable (1-5 years)	Yes	65	Dwellings	Developable (6-10 years)	No	Dwellings	Developable (11 years +)	No	Dwellings				
SHLAA ID	455	Site Reference	HH/E/09	Settlement	HH	Ward	E	Site location / address:	The Duck Public House, 27 Wivelsfield Road, Haywards Heath				
Gross site area (ha)	0.17	Net developable area (ha):		0.17	Proposed site density (dph):		4 Flatted- 50-100+		Grid Ref:	533454 123022			
Site Suitable: X			Site Available: ✓			Site Achievable: ✓							
Deliverability / Developability:			Not currently developable					✓					
Deliverable (1-5 years)	No		Dwellings	Developable (6-10 years)	No	Dwellings	Developable (11 years +)	No	Dwellings				
SHLAA ID	239	Site Reference	HH/E/12	Settlement	HH	Ward	E	Site location / address:	Land to the south and west of Sandricks, Rocky Lane, Haywards Heath				
Gross site area (ha)	15.9	Net developable area (ha):		13	Proposed site density (dph):		1 Lower- 30		Grid Ref:	532784 122199			
Site Suitable: ✓			Site Available: ✓			Site Achievable: ✓							
Deliverability / Developability:			Not currently developable										
Deliverable (1-5 years)	Yes	105	Dwellings	Developable (6-10 years)	Yes	285	Dwellings	Developable (11 years +)	No	Dwellings			
SHLAA ID	296	Site Reference	HH/E/13	Settlement	HH	Ward	E	Site location / address:	52 Sussex Road, Haywards Heath				
Gross site area (ha)	0.06	Net developable area (ha):		0.06	Proposed site density (dph):		4 Flatted- 50-100+		Grid Ref:	533396 123270			
Site Suitable: ✓			Site Available: ✓			Site Achievable: ✓							
Deliverability / Developability:			Not currently developable										
Deliverable (1-5 years)	No		Dwellings	Developable (6-10 years)	Yes	6	Dwellings	Developable (11 years +)	No	Dwellings			
SHLAA ID	361	Site Reference	HH/E/15	Settlement	HH	Ward	E	Site location / address:	Land r/o Priory Court, Triangle Road, Haywards Heath				
Gross site area (ha)	0.08	Net developable area (ha):		0.08	Proposed site density (dph):		4 Flatted- 50-100+		Grid Ref:	533466 123395			
Site Suitable: X			Site Available: X			Site Achievable: X							
Deliverability / Developability:			Not currently developable					✓					
Deliverable (1-5 years)	No		Dwellings	Developable (6-10 years)	No		Dwellings	Developable (11 years +)	No	Dwellings			
SHLAA ID	94	Site Reference	HH/E/17	Settlement	HH	Ward	E	Site location / address:	N/O Rookery Farm, Rocky Lane, Haywards Heath				
Gross site area (ha)	1.7	Net developable area (ha):			Proposed site density (dph):		1 Lower- 30		Grid Ref:	533100 122400			
Site Suitable: ✓			Site Available: ✓			Site Achievable: ✓							
Deliverability / Developability:			Not currently developable										
Deliverable (1-5 years)	Yes	45	Dwellings	Developable (6-10 years)	No		Dwellings	Developable (11 years +)	No	Dwellings			

Schedule of all identified sites considered through the Assessment

SHLAA ID	334	Site Reference	HH/E/18	Settlement	HH	Ward	E	Site location / address:	Land between Colwell Road and Southdowns Park (former St. Francis Hospital), Haywards Heath			
Gross site area (ha)	3	Net developable area (ha):				Proposed site density (dph):		1 Lower- 30		Grid Ref:	533734 122958	
Site Suitable:	✓	Site Available:		✓		Site Achievable:		✓				
Deliverability / Developability:			Not currently developable									
Deliverable (1-5 years)	Yes	89	Dwellings	█	Developable (6-10 years)	No	Dwellings	█	Developable (11 years +)	No	Dwellings	

Horsted Keynes

SHLAA ID	69	Site Reference	HK/03	Settlement	HK	Ward		Site location / address:	Ludwell Field adj Keysford and Sugar Lane		
Gross site area (ha)	0.92	Net developable area (ha):		0.92		Proposed site density (dph):		1 Lower- 30		Grid Ref:	537895 128060
Site Suitable:	X	Site Available:		✓		Site Achievable:		✓			
Deliverability / Developability:			Not currently developable			✓					
Deliverable (1-5 years)	No		Dwellings	█	Developable (6-10 years)	No	Dwellings	█	Developable (11 years +)	No	Dwellings

SHLAA ID	70	Site Reference	HK/04	Settlement	HK	Ward		Site location / address:	Front field (Village field), Jeffreys Farm, Horsted Keynes		
Gross site area (ha)	1.2	Net developable area (ha):		1.19		Proposed site density (dph):		1 Lower- 30		Grid Ref:	538040 127885
Site Suitable:	X	Site Available:		✓		Site Achievable:		✓			
Deliverability / Developability:			Not currently developable			✓					
Deliverable (1-5 years)	No		Dwellings	█	Developable (6-10 years)	No	Dwellings	█	Developable (11 years +)	No	Dwellings

SHLAA ID	183	Site Reference	HK/05	Settlement	HK	Ward		Site location / address:	Constance Wood Recreation Ground, Hamsland, Horsted Keynes			
Gross site area (ha)	1.4	Net developable area (ha):		1.4		Proposed site density (dph):		1 Lower- 30		Grid Ref:	538260 127780	
Site Suitable:	✓	Site Available:		✓		Site Achievable:		✓				
Deliverability / Developability:			Not currently developable									
Deliverable (1-5 years)	No		Dwellings	█	Developable (6-10 years)	Yes	42	Dwellings	█	Developable (11 years +)	No	Dwellings

SHLAA ID	184	Site Reference	HK/06	Settlement	HK	Ward		Site location / address:	Land south of St. Stephens Church, Hamsland, Horsted Keynes			
Gross site area (ha)	1.13	Net developable area (ha):		1.13		Proposed site density (dph):		1 Lower- 30		Grid Ref:	538420 127860	
Site Suitable:	✓	Site Available:		✓		Site Achievable:		✓				
Deliverability / Developability:			Not currently developable									
Deliverable (1-5 years)	No		Dwellings	█	Developable (6-10 years)	Yes	33	Dwellings	█	Developable (11 years +)	No	Dwellings

SHLAA ID	216	Site Reference	HK/07	Settlement	HK	Ward		Site location / address:	Land at Birch Grove Road/Danehill Lane, Horsted Keynes		
Gross site area (ha)	0.4	Net developable area (ha):		0.4		Proposed site density (dph):		1 Lower- 30		Grid Ref:	538806 128185
Site Suitable:	X	Site Available:		X		Site Achievable:		✓			
Deliverability / Developability:			Not currently developable			✓					
Deliverable (1-5 years)	No		Dwellings	█	Developable (6-10 years)	No	Dwellings	█	Developable (11 years +)	No	Dwellings

West Hoathly

SHLAA ID	406	Site Reference	HO/01	Settlement	HO	Ward		Site location / address:	West Hoathly Garage, Top Road, West Hoathly		
Gross site area (ha)	0.55	Net developable area (ha):				Proposed site density (dph):				Grid Ref:	536512 133004
Site Suitable:	✓	Site Available:		✓		Site Achievable:		✓			
Deliverability / Developability:			Not currently developable								
Deliverable (1-5 years)	Yes	12	Dwellings	█	Developable (6-10 years)	No	Dwellings	█	Developable (11 years +)	No	Dwellings

SHLAA ID	476	Site Reference	HO/02	Settlement	HO	Ward		Site location / address:	Land to the rear of 1-33 Broadfield, West Hoathly		
Gross site area (ha)	1.2	Net developable area (ha):		0.7		Proposed site density (dph):		1 Lower- 30		Grid Ref:	536171 133096
Site Suitable:	X	Site Available:		X		Site Achievable:		X			
Deliverability / Developability:			Not currently developable			✓					
Deliverable (1-5 years)	No		Dwellings	█	Developable (6-10 years)	No	Dwellings	█	Developable (11 years +)	No	Dwellings

Schedule of all identified sites considered through the Assessment
Hurstpierpoint

SHLAA ID	19	Site Reference	HP/04	Settlement	HP	Ward		Site location / address:	Land east of College Lane, Hurstpierpoint			
Gross site area (ha)	5.5	Net developable area (ha):		5.5	Proposed site density (dph):		1 Lower- 30		Grid Ref:	529245 116020		
Site Suitable: X		Site Available: ✓		Site Achievable: ✓								
Deliverability / Developability:			Not currently developable			✓						
Deliverable (1-5 years)	No		Dwellings	Developable (6-10 years)	No		Dwellings	Developable (11 years +)	No		Dwellings	
SHLAA ID	2	Site Reference	HP/05	Settlement	HP	Ward		Site location / address:	Land north of Highfield Drive, Hurstpierpoint			
Gross site area (ha)	5	Net developable area (ha):		3	Proposed site density (dph):		1 Lower- 30		Grid Ref:	528940 116503		
Site Suitable: ✓		Site Available: ✓		Site Achievable: ✓								
Deliverability / Developability:			Not currently developable									
Deliverable (1-5 years)	No		Dwellings	Developable (6-10 years)	Yes	50	Dwellings	Developable (11 years +)	No		Dwellings	
SHLAA ID	514	Site Reference	HP/07	Settlement	HP	Ward		Site location / address:	Car Park at Brown Twins Road, Hurstpierpoint			
Gross site area (ha)	0.12	Net developable area (ha):		0.12	Proposed site density (dph):		3 Higher- 50		Grid Ref:	528421 116402		
Site Suitable: ✓		Site Available: ✓		Site Achievable: ✓								
Deliverability / Developability:			Not currently developable									
Deliverable (1-5 years)	No		Dwellings	Developable (6-10 years)	Yes	6	Dwellings	Developable (11 years +)	No		Dwellings	
SHLAA ID	3	Site Reference	HP/08	Settlement	HP	Ward		Site location / address:	Land at Trinity Road, Hurstpierpoint			
Gross site area (ha)	0.17	Net developable area (ha):		0.17	Proposed site density (dph):		2 Medium- 40		Grid Ref:	528370 116555		
Site Suitable: ✓		Site Available: ✓		Site Achievable: ✓								
Deliverability / Developability:			Not currently developable									
Deliverable (1-5 years)	No		Dwellings	Developable (6-10 years)	Yes	6	Dwellings	Developable (11 years +)	No		Dwellings	
SHLAA ID	35	Site Reference	HP/09	Settlement	HP	Ward		Site location / address:	Land at Chalkers Lane, Hurstpierpoint			
Gross site area (ha)	1.15	Net developable area (ha):		1.15	Proposed site density (dph):		1 Lower- 30		Grid Ref:	528268 117647		
Site Suitable: X		Site Available: ✓		Site Achievable: ✓								
Deliverability / Developability:			Not currently developable			✓						
Deliverable (1-5 years)	No		Dwellings	Developable (6-10 years)	No		Dwellings	Developable (11 years +)	No		Dwellings	
SHLAA ID	380	Site Reference	HP/10	Settlement	HP	Ward		Site location / address:	103-109 Cuckfield Road, Hurstpierpoint			
Gross site area (ha)	0.47	Net developable area (ha):		0.30	Proposed site density (dph):		1 Lower- 30		Grid Ref:	528010 117100		
Site Suitable: ✓		Site Available: ✓		Site Achievable: ✓								
Deliverability / Developability:			Not currently developable									
Deliverable (1-5 years)	Yes	8	Dwellings	Developable (6-10 years)	No		Dwellings	Developable (11 years +)	No		Dwellings	
SHLAA ID	13	Site Reference	HP/11	Settlement	HP	Ward		Site location / address:	Land west of Kemps, Hurstpierpoint			
Gross site area (ha)	3.8	Net developable area (ha):		3.8	Proposed site density (dph):		2 Medium- 40		Grid Ref:	527670 117065		
Site Suitable: X		Site Available: ✓		Site Achievable: ✓								
Deliverability / Developability:			Not currently developable			✓						
Deliverable (1-5 years)	No		Dwellings	Developable (6-10 years)	No		Dwellings	Developable (11 years +)	No		Dwellings	
SHLAA ID	452	Site Reference	HP/12	Settlement	HP	Ward		Site location / address:	Pickett White Ltd, Albourne Road, Hurstpierpoint			
Gross site area (ha)	0.12	Net developable area (ha):		0.12	Proposed site density (dph):		4 Flatted- 50-100+		Grid Ref:	527721 116602		
Site Suitable: ✓		Site Available: ✓		Site Achievable: ✓								
Deliverability / Developability:			Not currently developable									
Deliverable (1-5 years)	Yes	6	Dwellings	Developable (6-10 years)	No		Dwellings	Developable (11 years +)	No		Dwellings	

Schedule of all identified sites considered through the Assessment

SHLAA ID	283	Site Reference	HP/13	Settlement	HP	Ward		Site location / address:	Land at Hurst Wickham, Hurstpierpoint			
Gross site area (ha)	0.8	Net developable area (ha):		0.8	Proposed site density (dph):		1 Lower- 30		Grid Ref:	529022 116715		
Site Suitable: X			Site Available: X			Site Achievable: ✓						
Deliverability / Developability:			Not currently developable			✓						
Deliverable (1-5 years)	No	Dwellings	Developable (6-10 years)	No	Dwellings	Developable (11 years +)	No	Dwellings				
SHLAA ID	173	Site Reference	HP/16	Settlement	HP	Ward		Site location / address:	Land adjacent to 149 College Lane, Hurstpierpoint			
Gross site area (ha)	1.3	Net developable area (ha):		1.3	Proposed site density (dph):		1 Lower- 30		Grid Ref:	529205 116972		
Site Suitable: X			Site Available: X			Site Achievable: ✓						
Deliverability / Developability:			Not currently developable			✓						
Deliverable (1-5 years)	No	Dwellings	Developable (6-10 years)	No	Dwellings	Developable (11 years +)	No	Dwellings				
SHLAA ID	164	Site Reference	HP/18	Settlement	HP	Ward		Site location / address:	Land to the rear of 78 Wickham Hill , Hurstpierpoint			
Gross site area (ha)	0.6	Net developable area (ha):		0.6	Proposed site density (dph):		1 Lower- 30		Grid Ref:	529170 115865		
Site Suitable: X			Site Available: ✓			Site Achievable: ✓						
Deliverability / Developability:			Not currently developable			✓						
Deliverable (1-5 years)	No	Dwellings	Developable (6-10 years)	No	Dwellings	Developable (11 years +)	No	Dwellings				
SHLAA ID	238	Site Reference	HP/19	Settlement	HP	Ward		Site location / address:	Land to the north of Hurstpierpoint			
Gross site area (ha)	24.4	Net developable area (ha):		8.5	Proposed site density (dph):		1 Lower- 30		Grid Ref:	528437 116968		
Site Suitable: ✓			Site Available: ✓			Site Achievable: ✓						
Deliverability / Developability:			Not currently developable			✓						
Deliverable (1-5 years)	No	Dwellings	Developable (6-10 years)	Yes	250	Dwellings	Developable (11 years +)	No	Dwellings			

Lindfield

SHLAA ID	75	Site Reference	LF/01	Settlement	LF	Ward		Site location / address:	Land n/o Snowdrop Lane, West of Scamps Hill (B2111)		
Gross site area (ha)	9.7	Net developable area (ha):		9.3	Proposed site density (dph):		1 Lower- 30		Grid Ref:	535576 124148	
Site Suitable: X			Site Available: ✓			Site Achievable: ✓					
Deliverability / Developability:			Not currently developable			✓					
Deliverable (1-5 years)	No	Dwellings	Developable (6-10 years)	No	Dwellings	Developable (11 years +)	No	Dwellings			
SHLAA ID	76	Site Reference	LF/02	Settlement	LF	Ward		Site location / address:	East of High Beech Lane, Haywards Heath		
Gross site area (ha)	12.3	Net developable area (ha):		14.3	Proposed site density (dph):		1 Lower- 30		Grid Ref:	534072 126111	
Site Suitable: X			Site Available: ✓			Site Achievable: ✓					
Deliverability / Developability:			Not currently developable			✓					
Deliverable (1-5 years)	No	Dwellings	Developable (6-10 years)	No	Dwellings	Developable (11 years +)	No	Dwellings			
SHLAA ID	77	Site Reference	LF/03	Settlement	LF	Ward		Site location / address:	Spring Lane, Lindfield		
Gross site area (ha)	12	Net developable area (ha):		10	Proposed site density (dph):		1 Lower- 30		Grid Ref:	534792 126082	
Site Suitable: X			Site Available: ✓			Site Achievable: ✓					
Deliverability / Developability:			Not currently developable			✓					
Deliverable (1-5 years)	No	Dwellings	Developable (6-10 years)	No	Dwellings	Developable (11 years +)	No	Dwellings			
SHLAA ID	6	Site Reference	LF/04	Settlement	LF	Ward		Site location / address:	Land between Gravelye Lane and Scamps Hill, Lindfield		
Gross site area (ha)	6.5	Net developable area (ha):		6.5	Proposed site density (dph):		1 Lower- 30		Grid Ref:	535087 124680	
Site Suitable: ✓			Site Available: ✓			Site Achievable: ✓					
Deliverability / Developability:			Not currently developable			✓					
Deliverable (1-5 years)	No	Dwellings	Developable (6-10 years)	Yes	195	Dwellings	Developable (11 years +)	No	Dwellings		

Schedule of all identified sites considered through the Assessment

SHLAA ID	29	Site Reference	LF/06	Settlement	LF	Ward		Site location / address:	Land off Snowdrop Lane, Lindfield, Haywards Heath				
Gross site area (ha)	4.9	Net developable area (ha):		3.6	Proposed site density (dph):		1 Lower- 30		Grid Ref:	535445 123800			
Site Suitable: X			Site Available: ✓			Site Achievable: ✓							
Deliverability / Developability:			Not currently developable			✓							
Deliverable (1-5 years)	No		Dwellings	█	Developable (6-10 years)	No		Dwellings	█	Developable (11 years +)	No		Dwellings
SHLAA ID	494	Site Reference	LF/07	Settlement	LF	Ward		Site location / address:	Land to the east of Gravelye Lane and south of Scamps Hill and bounded to the east by Northlands Brook (Option K), Lindfield				
Gross site area (ha)	24.5	Net developable area (ha):		24	Proposed site density (dph):		1 Lower- 30		Grid Ref:	535153 124373			
Site Suitable: ✓			Site Available: ✓			Site Achievable: ✓							
Deliverability / Developability:			Not currently developable			✓							
Deliverable (1-5 years)	Yes	175	Dwellings	█	Developable (6-10 years)	Yes	410	Dwellings	█	Developable (11 years +)	No		Dwellings
SHLAA ID	59	Site Reference	LF/08	Settlement	LF	Ward		Site location / address:	Land between Gravelye Lane, Lyoth Lane and Scamps Hill (east of Haywards Heath), Lindfield				
Gross site area (ha)	31.1	Net developable area (ha):		29	Proposed site density (dph):		1 Lower- 30		Grid Ref:	535153 124373			
Site Suitable: X			Site Available: ✓			Site Achievable: ✓							
Deliverability / Developability:			Not currently developable			✓							
Deliverable (1-5 years)	No		Dwellings	█	Developable (6-10 years)	No		Dwellings	█	Developable (11 years +)	No		Dwellings
SHLAA ID	151	Site Reference	LF/10	Settlement	LF	Ward		Site location / address:	Land east of Portsmouth Wood Close, Lindfield				
Gross site area (ha)	1.85	Net developable area (ha):		1.85	Proposed site density (dph):		1 Lower- 30		Grid Ref:	533945 125970			
Site Suitable: ✓			Site Available: ✓			Site Achievable: ✓							
Deliverability / Developability:			Not currently developable			✓							
Deliverable (1-5 years)	No		Dwellings	█	Developable (6-10 years)	Yes	55	Dwellings	█	Developable (11 years +)	No		Dwellings
SHLAA ID	498	Site Reference	LF/11	Settlement	LF	Ward		Site location / address:	Land north east of Lindfield				
Gross site area (ha)	50	Net developable area (ha):		35	Proposed site density (dph):		1 Lower- 30		Grid Ref:	535286 125472			
Site Suitable: X			Site Available: ✓			Site Achievable: ✓							
Deliverability / Developability:			Not currently developable			✓							
Deliverable (1-5 years)	No		Dwellings	█	Developable (6-10 years)	No		Dwellings	█	Developable (11 years +)	No		Dwellings
SHLAA ID	112	Site Reference	LF/12	Settlement	LF	Ward		Site location / address:	Land at Gravelye Lane/Lyoth Lane				
Gross site area (ha)	2.2	Net developable area (ha):			Proposed site density (dph):		1 Lower- 30		Grid Ref:	533274 124110			
Site Suitable: ✓			Site Available: ✓			Site Achievable: ✓							
Deliverability / Developability:			Not currently developable			✓							
Deliverable (1-5 years)	Yes	65	Dwellings	█	Developable (6-10 years)	No		Dwellings	█	Developable (11 years +)	No		Dwellings
SHLAA ID	483	Site Reference	LF/15	Settlement	LF	Ward		Site location / address:	Land to the east of Northlands Brook and south of Scamps Hill, Lindfield				
Gross site area (ha)	11.2	Net developable area (ha):		11	Proposed site density (dph):		1 Lower- 30		Grid Ref:	535429 124476			
Site Suitable: X			Site Available: ✓			Site Achievable: ✓							
Deliverability / Developability:			Not currently developable			✓							
Deliverable (1-5 years)	No		Dwellings	█	Developable (6-10 years)	No		Dwellings	█	Developable (11 years +)	No		Dwellings
SHLAA ID	237	Site Reference	LF/16	Settlement	LF	Ward		Site location / address:	Land to the north of Scamps Hill, Lindfield				
Gross site area (ha)	19.3	Net developable area (ha):		14	Proposed site density (dph):		1 Lower- 30		Grid Ref:	535555 124900			
Site Suitable: X			Site Available: X			Site Achievable: ✓							
Deliverability / Developability:			Not currently developable			✓							
Deliverable (1-5 years)	No		Dwellings	█	Developable (6-10 years)	No		Dwellings	█	Developable (11 years +)	No		Dwellings

Schedule of all identified sites considered through the Assessment

SHLAA ID	137	Site Reference	LF/20	Settlement	LF	Ward		Site location / address:	Land r/o Newton Road, Lindfield				
Gross site area (ha)	3.5	Net developable area (ha):				Proposed site density (dph):			1 Lower- 30	Grid Ref:	535118 125442		
Site Suitable: ✓			Site Available: ✓			Site Achievable: ✓							
Deliverability / Developability:			Not currently developable										
Deliverable (1-5 years)	Yes	120	Dwellings	█	Developable (6-10 years)	No		Dwellings	█	Developable (11 years +)	No		Dwellings

SHLAA ID	503	Site Reference	LF/21	Settlement	LF	Ward		Site location / address:	Haywards Heath Golf Course, High Beech Lane, Haywards Heath				
Gross site area (ha)	31.5	Net developable area (ha):			16.6	Proposed site density (dph):			1 Lower- 30	Grid Ref:	533528 126426		
Site Suitable: X			Site Available: ✓			Site Achievable: ✓							
Deliverability / Developability:			Not currently developable			✓							
Deliverable (1-5 years)	No		Dwellings	█	Developable (6-10 years)	No		Dwellings	█	Developable (11 years +)	No		Dwellings

Pease Pottage

SHLAA ID	243	Site Reference	PP/03	Settlement	PP	Ward		Site location / address:	Land at Lower Tilgate				
Gross site area (ha)	343	Net developable area (ha):				Proposed site density (dph):				Grid Ref:	527500 133399		
Site Suitable: X			Site Available: ✓			Site Achievable: ✓							
Deliverability / Developability:			Not currently developable			✓							
Deliverable (1-5 years)	No		Dwellings	█	Developable (6-10 years)	No		Dwellings	█	Developable (11 years +)	No		Dwellings

SHLAA ID	516	Site Reference	PP/07	Settlement	PP	Ward		Site location / address:	CUC House, Old Brighton Road, Pease Pottage				
Gross site area (ha)	0.37	Net developable area (ha):			0.37	Proposed site density (dph):			1 Lower- 30	Grid Ref:	525976 133199		
Site Suitable: ✓			Site Available: ✓			Site Achievable: ✓							
Deliverability / Developability:			Not currently developable			✓							
Deliverable (1-5 years)	No		Dwellings	█	Developable (6-10 years)	Yes	11	Dwellings	█	Developable (11 years +)	No		Dwellings

SHLAA ID	132	Site Reference	PP/09	Settlement	PP	Ward		Site location / address:	Woodhurst, Brighton Road, Pease Pottage				
Gross site area (ha)	0.30	Net developable area (ha):				Proposed site density (dph):			1 Lower- 30	Grid Ref:	525897 132094		
Site Suitable: ✓			Site Available: X			Site Achievable: ✓							
Deliverability / Developability:			Not currently developable			✓							
Deliverable (1-5 years)	No		Dwellings	█	Developable (6-10 years)	No		Dwellings	█	Developable (11 years +)	No		Dwellings

SHLAA ID	153	Site Reference	PP/10	Settlement	PP	Ward		Site location / address:	Land south of Pease Pottage				
Gross site area (ha)	2.8	Net developable area (ha):			2.3	Proposed site density (dph):			1 Lower- 30	Grid Ref:	525720 132680		
Site Suitable: X			Site Available: X			Site Achievable: ✓							
Deliverability / Developability:			Not currently developable			✓							
Deliverable (1-5 years)	No		Dwellings	█	Developable (6-10 years)	No		Dwellings	█	Developable (11 years +)	No		Dwellings

SHLAA ID	152	Site Reference	PP/11	Settlement	PP	Ward		Site location / address:	Land north of Black Swan Close, Pease Pottage				
Gross site area (ha)	1.99	Net developable area (ha):			1.5	Proposed site density (dph):			1 Lower- 30	Grid Ref:	525879 133237		
Site Suitable: ✓			Site Available: ✓			Site Achievable: ✓							
Deliverability / Developability:			Not currently developable			✓							
Deliverable (1-5 years)	No		Dwellings	█	Developable (6-10 years)	Yes	45	Dwellings	█	Developable (11 years +)	No		Dwellings

SHLAA ID	193	Site Reference	PP/13	Settlement	PP	Ward		Site location / address:	Forest Ridge, Old Brighton Road, Pease Pottage				
Gross site area (ha)	0.9	Net developable area (ha):			0.9	Proposed site density (dph):			1 Lower- 30	Grid Ref:	526000 133255		
Site Suitable: ✓			Site Available: ✓			Site Achievable: ✓							
Deliverability / Developability:			Not currently developable			✓							
Deliverable (1-5 years)	No		Dwellings	█	Developable (6-10 years)	Yes	27	Dwellings	█	Developable (11 years +)	No		Dwellings

Schedule of all identified sites considered through the Assessment

SHLAA ID	538	Site Reference	PP/14	Settlement	PP	Ward		Site location / address:	The Grapes, Old Brighton Road, Pease Pottage			
Gross site area (ha)	0.13	Net developable area (ha):		0.13	Proposed site density (dph):		1 Lower- 30		Grid Ref:	525981 132917		
Site Suitable: X			Site Available: ✓			Site Achievable: ✓						
Deliverability / Developability:			Not currently developable			✓						
Deliverable (1-5 years)	No	Dwellings	Developable (6-10 years)	No	Dwellings	Developable (11 years +)	No	Dwellings				

Pyecombe

SHLAA ID	114	Site Reference	PY/01	Settlement	PY	Ward		Site location / address:	Land between Church Lane and A23 Pyecombe			
Gross site area (ha)	1	Net developable area (ha):			Proposed site density (dph):		1 Lower- 30		Grid Ref:	529272 112448		
Site Suitable: ✓			Site Available: ✓			Site Achievable: ✓						
Deliverability / Developability:			Not currently developable			✓						
Deliverable (1-5 years)	No	Dwellings	Developable (6-10 years)	Yes	20	Dwellings	Developable (11 years +)	No	Dwellings			

Sayers Common

SHLAA ID	442	Site Reference	SC/01	Settlement	SC	Ward		Site location / address:	Allotment gardens, Sayers Common			
Gross site area (ha)	0.67	Net developable area (ha):		0.62	Proposed site density (dph):		1 Lower- 30		Grid Ref:	526798 118366		
Site Suitable: X			Site Available: X			Site Achievable: ✓						
Deliverability / Developability:			Not currently developable			✓						
Deliverable (1-5 years)	No	Dwellings	Developable (6-10 years)	No	Dwellings	Developable (11 years +)	No	Dwellings				

SHLAA ID	31	Site Reference	SC/02	Settlement	SC	Ward		Site location / address:	Land at White Oaks, London Road, Sayers Common			
Gross site area (ha)	0.25	Net developable area (ha):		0.25	Proposed site density (dph):		1 Lower- 30		Grid Ref:	526733 118477		
Site Suitable: ✓			Site Available: ✓			Site Achievable: ✓						
Deliverability / Developability:			Not currently developable			✓						
Deliverable (1-5 years)	No	Dwellings	Developable (6-10 years)	Yes	7	Dwellings	Developable (11 years +)	No	Dwellings			

SHLAA ID	491	Site Reference	SC/03	Settlement	SC	Ward		Site location / address:	Land south of Furzeland Way, Sayers Common			
Gross site area (ha)	1.42	Net developable area (ha):		1.42	Proposed site density (dph):		1 Lower- 30		Grid Ref:	526560 117840		
Site Suitable: X			Site Available: ✓			Site Achievable: X						
Deliverability / Developability:			Not currently developable			✓						
Deliverable (1-5 years)	No	Dwellings	Developable (6-10 years)	No	Dwellings	Developable (11 years +)	No	Dwellings				

SHLAA ID	166	Site Reference	SC/04	Settlement	SC	Ward		Site location / address:	Land north of Oaklands, Sayers Common			
Gross site area (ha)	0.5	Net developable area (ha):		0.4	Proposed site density (dph):		1 Lower- 30		Grid Ref:	526965 118648		
Site Suitable: X			Site Available: ✓			Site Achievable: ✓						
Deliverability / Developability:			Not currently developable			✓						
Deliverable (1-5 years)	No	Dwellings	Developable (6-10 years)	No	Dwellings	Developable (11 years +)	No	Dwellings				

SHLAA ID	220	Site Reference	SC/05	Settlement	SC	Ward		Site location / address:	Land north of Kingsland Laines, Sayers Common			
Gross site area (ha)	5	Net developable area (ha):		5	Proposed site density (dph):		1 Lower- 30		Grid Ref:	526505 118308		
Site Suitable: X			Site Available: ✓			Site Achievable: ✓						
Deliverability / Developability:			Not currently developable			✓						
Deliverable (1-5 years)	No	Dwellings	Developable (6-10 years)	No	Dwellings	Developable (11 years +)	No	Dwellings				

SHLAA ID	194	Site Reference	SC/07	Settlement	SC	Ward		Site location / address:	Land to rear of Aymers, London Road, Sayers Common			
Gross site area (ha)	0.4	Net developable area (ha):		0.36	Proposed site density (dph):		1 Lower- 30		Grid Ref:	526630 118265		
Site Suitable: X			Site Available: X			Site Achievable: ✓						
Deliverability / Developability:			Not currently developable			✓						
Deliverable (1-5 years)	No	Dwellings	Developable (6-10 years)	No	Dwellings	Developable (11 years +)	No	Dwellings				

Schedule of all identified sites considered through the Assessment

Scaynes Hill

SHLAA ID	78	Site Reference	SH/01	Settlement	SH	Ward		Site location / address:	Land at junction of Snow Drop Lane / Bedales Hill			
Gross site area (ha)	4	Net developable area (ha):		3	Proposed site density (dph):		1 Lower- 30		Grid Ref:	535742 123929		
Site Suitable: X			Site Available: ✓			Site Achievable: ✓						
Deliverability / Developability:			Not currently developable			✓						
Deliverable (1-5 years)	No	Dwellings	█	Developable (6-10 years)	No	Dwellings	█	Developable (11 years +)	No	Dwellings	█	

SHLAA ID	515	Site Reference	SH/02	Settlement	SH	Ward		Site location / address:	Eastlands, Lewes Road, Scaynes Hill			
Gross site area (ha)	4	Net developable area (ha):		3	Proposed site density (dph):		2 Medium- 40		Grid Ref:	536401 123239		
Site Suitable: X			Site Available: ✓			Site Achievable: ✓						
Deliverability / Developability:			Not currently developable			✓						
Deliverable (1-5 years)	No	Dwellings	█	Developable (6-10 years)	No	Dwellings	█	Developable (11 years +)	No	Dwellings	█	

SHLAA ID	484	Site Reference	SH/07	Settlement	SH	Ward		Site location / address:	Land south of Woodcutters, Scaynes Hill			
Gross site area (ha)	0.6	Net developable area (ha):		0.6	Proposed site density (dph):		1 Lower- 30		Grid Ref:	536962 123189		
Site Suitable: ✓			Site Available: X			Site Achievable: ✓						
Deliverability / Developability:			Not currently developable			✓						
Deliverable (1-5 years)	No	Dwellings	█	Developable (6-10 years)	No	Dwellings	█	Developable (11 years +)	No	Dwellings	█	

SHLAA ID	426	Site Reference	SH/08	Settlement	SH	Ward		Site location / address:	Land at Church Road, Scaynes Hill			
Gross site area (ha)	0.30	Net developable area (ha):		0.30	Proposed site density (dph):		1 Lower- 30		Grid Ref:	537083 123520		
Site Suitable: ✓			Site Available: ✓			Site Achievable: ✓						
Deliverability / Developability:			Not currently developable			✓						
Deliverable (1-5 years)	No	Dwellings	█	Developable (6-10 years)	Yes	9	Dwellings	█	Developable (11 years +)	No	Dwellings	█

Sharpthorne

SHLAA ID	148	Site Reference	ST/01	Settlement	ST	Ward		Site location / address:	Land north of Top Road, Sharpthorne			
Gross site area (ha)	3.2	Net developable area (ha):		1	Proposed site density (dph):		1 Lower- 30		Grid Ref:	537584 132458		
Site Suitable: ✓			Site Available: ✓			Site Achievable: ✓						
Deliverability / Developability:			Not currently developable			✓						
Deliverable (1-5 years)	No	Dwellings	█	Developable (6-10 years)	Yes	30	Dwellings	█	Developable (11 years +)	No	Dwellings	█

SHLAA ID	147	Site Reference	ST/02	Settlement	ST	Ward		Site location / address:	West Hoathly Station Goods Yard, Station Road, Sharpthorne			
Gross site area (ha)	1.1	Net developable area (ha):		0.5	Proposed site density (dph):		1 Lower- 30		Grid Ref:	537143 133002		
Site Suitable: X			Site Available: ✓			Site Achievable: ✓						
Deliverability / Developability:			Not currently developable			✓						
Deliverable (1-5 years)	No	Dwellings	█	Developable (6-10 years)	No	Dwellings	█	Developable (11 years +)	No	Dwellings	█	

SHLAA ID	477	Site Reference	ST/04	Settlement	ST	Ward		Site location / address:	Land adjacent to Cookhams, south of Top Road, Sharpthorne			
Gross site area (ha)	1.4	Net developable area (ha):		0.79	Proposed site density (dph):		1 Lower- 30		Grid Ref:	537339 132360		
Site Suitable: ✓			Site Available: ✓			Site Achievable: ✓						
Deliverability / Developability:			Not currently developable			✓						
Deliverable (1-5 years)	No	Dwellings	█	Developable (6-10 years)	Yes	24	Dwellings	█	Developable (11 years +)	No	Dwellings	█

SHLAA ID	386	Site Reference	ST/05	Settlement	ST	Ward		Site location / address:	Ibstock Brickworks, Sharpthorne			
Gross site area (ha)	3.136	Net developable area (ha):		3.1	Proposed site density (dph):		1 Lower- 30		Grid Ref:	537261 133047		
Site Suitable: X			Site Available: X			Site Achievable: X						
Deliverability / Developability:			Not currently developable			✓						
Deliverable (1-5 years)	No	Dwellings	█	Developable (6-10 years)	No	Dwellings	█	Developable (11 years +)	No	Dwellings	█	

Schedule of all identified sites considered through the Assessment

Turners Hill

SHLAA ID	116	Site Reference	TH/01	Settlement	TH	Ward		Site location / address:	Clockfield, North Street, Turners Hill			
Gross site area (ha)	1.9	Net developable area (ha):			Proposed site density (dph):			Grid Ref:	534250 135800			
Site Suitable: ✓		Site Available: ✓			Site Achievable: ✓							
Deliverability / Developability:				Not currently developable								
Deliverable (1-5 years)	Yes	30	Dwellings	Developable (6-10 years)	No		Dwellings	Developable (11 years +)	No		Dwellings	

SHLAA ID	492	Site Reference	TH/02	Settlement	TH	Ward		Site location / address:	Old Vicarage Field, Church Road, Turners Hill		
Gross site area (ha)	1.30	Net developable area (ha):		1.3	Proposed site density (dph):		1 Lower- 30	Grid Ref:	534001 135602		
Site Suitable: ✓		Site Available: ✓			Site Achievable: ✓						
Deliverability / Developability:				Not currently developable							
Deliverable (1-5 years)	No		Dwellings	Developable (6-10 years)	Yes	39	Dwellings	Developable (11 years +)	No		Dwellings

SHLAA ID	553	Site Reference	TH/04	Settlement	TH	Ward		Site location / address:	The Old Estate Yard, Church Road, Turners Hill		
Gross site area (ha)	0.30	Net developable area (ha):		0.29	Proposed site density (dph):		1 Lower- 30	Grid Ref:	534089 135594		
Site Suitable: ✓		Site Available: ✓			Site Achievable: ✓						
Deliverability / Developability:				Not currently developable							
Deliverable (1-5 years)	No		Dwellings	Developable (6-10 years)	Yes	9	Dwellings	Developable (11 years +)	No		Dwellings

Appendix C

A22 junctions report

Project: DfT Consultancy Advice - West Sussex County Council & Mid Sussex District Council	From: Atkins Transport Planning and Management
Subject: East Grinstead Strategic Development Transport Advice	Date: September 2009

1. Introduction

Atkins Transport Planning and Management, as part of a study commissioned by the Department for Transport (DfT), previously undertook an initial strategic study examining transportation issues relating to the delivery of approximately 2,500 dwellings in East Grinstead. Atkins' study put forward an outline strategy for improving sustainable transport and some suggestions for upgrades to key junctions on the A22 (London Road) that could be implemented to enable a significant proportion of development to come forward without the need for a major transportation intervention.

Additional advice and understanding is required by Mid Sussex District Council on some of the issues raised in the Stage 1 Report of March 2009 to inform decisions on development allocations within its emerging Core Strategy.

The following technical note addresses the points outlined below as indicated in the brief provided as part of the invitation to tender for the project, and at a meeting between Atkins and West Sussex County council, Mid Sussex District Council and East Grinstead Town Council on the 21st of July 2009.

- Refine the designs of the following junctions identified in the March 2009 report:
 - A22 (London Road) with A264 (Moat Road);
 - A22 (London Road) with A22 (Station Road);
 - A22 (London Road) with Lingfield Road; including indicative alignment for the provision of a pedestrian and cycle bridge parallel to the existing road bridge across the disused railway line;
 - A22 (London Road) with Imberhorne Lane; and
 - A22 (London Road) with A264 (Cophorne Road).
- Based on the outline improvement measures for each of the junctions noted above, provide a justification of the use of a five percent traffic threshold used in the March 2009 report (Professional opinion on the likely additional capacity that may be obtained if improvement measures were implemented).

As part of the above designs this note examines issues related to the deliverability of the improvements and an indicative construction cost for delivering the improvements.

2. Key Junctions

2.1 Junction 1: A22 (London Road) with A264 (Moat Road)

Existing situation

This three arm priority junction currently consists of a southbound one way length of London Road, as part of the local gyratory system, and the minor arm of Moat Road connecting from the north-east. Existing road markings indicate a straight ahead lane and a left turn lane on London Road in the vicinity of the junction. Traffic on Moat Road joining London Road is restricted to left only at the give way line in accordance with the one way system.

To the south east of the junction London Road forks, with traffic in the left hand lane feeding onto A22 Beeching Way (East) and traffic in the right hand lane feeding onto A22 Beeching Way (West) and London Road South.

A controlled pedestrian crossing is located immediately to the north of the junction on London Road. Footways are wide (2 – 3.5m) on London Road, but narrow in places on Moat Road (1.5 – 2m) with pedestrian crossing facilities relatively poor.

Outline improvement measures

The potential measures considered at this junction include the following:

- widening of carriageway on London Road into existing footway areas in order to provide three lanes of traffic prior to the junction allowing for two straight ahead lanes with an additional length of left turn only lane;
- improved pedestrian facilities on the Moat Road arm of the junction including a central pedestrian refuge island; and
- linking of signalised pedestrian crossing on London Road with signals proposed as part of works to Junction 2: A22 (London Road) / A22 (Station Road) (please refer to section 2.2).

These measures, which are illustrated in Appendix A, could potentially increase the capacity of the junction in vehicular terms, whilst providing a safer route for pedestrians crossing Moat Road. Allowing two lanes of straight ahead traffic along London Road will increase vehicle flows through the junction whilst linkage with Junction 2 should allow more opportunity for vehicles to enter London Road from Moat Road (*Consideration was given to introducing a merging lane for vehicles entering London Road from Moat Road but due to design limitations together with the weaving movements along this section of London Road it was deemed inappropriate at this location*).

Deliverability

In order to determine the practicality of implementing these improvement measures, there are a number of factors which need to be considered and fully understood. These are listed below:

- Impact on existing Statutory Undertakers Services;
- Potential pedestrian safety impact due to reduced footway widths;
- Limited cycle facility provision;
- Impact on existing pedestrian signals;
- Servicing implications;
- Construction implications e.g. diversions, bus routes etc.; and
- Cost.

Impact on existing Statutory Undertakers Services

Widening into existing footway areas may adversely impact on services such as gas, electric, water and BT, running along the length of the A22 (London Road). Services located in footways may become closer to the surface than acceptable should the footway become carriageway. This may result in services needing to be lowered to ensure adequate cover is provided. In order to fully appreciate the impact on any services, a services inquiry in accordance with Appendix C2 and C3 of the New Roads and Street Works Act (NRSWA), should be carried out which will provide initial confirmation of the services in the area (C2) and secondly a budget cost estimate for any protection/diversion measures deemed necessary (C3).

Potential pedestrian safety impact due to reduced footway widths

In order to widen the carriageway to increase the capacity of the junction the existing footway widths would need to be reduced. At present footway widths along this section of the A22 (London Road) vary between 2.5m and 3m wide. The outline improvement measures are designed in such a way that at least a 2m wide footway is provided at all times on either side of the A22 (London Road), which should be sufficient to accommodate the moderate levels of pedestrian footfall associated with the retail and commercial units either side of the A22 (London Road). A pedestrian count survey may be needed to confirm the existing footfall in the vicinity of the junction.

Limited cycle facility provision

No advisory cycle lanes and advanced stop lines are provided as part of the outline measures proposed at this junction. Should they be introduced, initially as advanced stop lines at the signals, then the capacity of the junction will be reduced

Impact on existing pedestrian signals

The existing crossing width of the pedestrian signals to the north of the junction will be increased as part of the outline measures, and would therefore need to be assessed in capacity terms. An increased cycle time in conjunction with the signals being linked to signalisation of the A22 (London Road) / A22 (Station Road) (Please refer to section 2.2), would need to be fully assessed to appreciate any capacity implications.

Servicing implications

The existing servicing lay-by on the western side of London Road north of the junction may need to be reduced in length in order to accommodate the changes needed at the junction. It is understood that this lay-by may currently service the retail outlets adjacent to the bay and therefore the servicing requirements would need to be fully understood and discussed with relevant stakeholders should these proposals be progressed.

Construction implications e.g. diversions, bus routes etc

Introduction of any outline improvement measures may have a significant impact on the existing network during the construction sequences. Traffic Management including potential bus route diversions, as well as servicing provisions and emergency vehicle considerations would need to be fully assessed and a detailed method statement produced as appropriate.

Cost

The cost associated with these outline improvement measures is obviously key in determining their viability. An outline cost has been determined based on the information currently available. In order to standardise the costs at this stage the SPON'S Civil Engineering and Highway Works Price Book 1999 has been used with rates factored from 1999 prices to 2009 prices using the retail price index.

The budget estimate for the works associated with this junction is approximately £117,360 (please refer to Appendix B for further details).

2.2 Junction 2: A22 (London Road) with A22 (Station Road)

Existing situation

This is a three arm priority junction on the A22, and marks the start of a one-way clockwise loop, for south bound A22 traffic flows. To the north of this junction there is two-way traffic flow along London Road. Located immediately to the east side of the junction is a fire station which is accessed from the minor arm of Station Road, via a dedicated lane between the two traffic islands which separate the right and left turning lanes from this arm. 'Wig-Wag' signs and stop lines are present on Station Road and London Road for responses to emergencies.

Footways are present along the entire length of both sides of each arm and vary in width between 2 and 4 metres. There are no controlled crossing facilities on London Road at the junction. However, there are uncontrolled pedestrian crossings on Station Road.

Outline improvement measures

The potential measures considered at this junction include the following:

- signalisation of the junction, including introduction of an additional lane on London Road, and also controlled crossing points on Station Road; and
- linking the junction with the signalised pedestrian crossing on London Road and possibly also with signals proposed as part of works to Junction 3: A22 (London Road) / Lingfield Road (please refer to section 2.3).

These measures, which are illustrated in Appendix A, could potentially increase the capacity and efficiency of the junction in vehicular terms, whilst providing a safer route for pedestrians crossing Station Road. The additional lane on London Road adjacent to the fire station would allow greater numbers of vehicles through the junction, whilst signalisation of Station Road may aid movements further along the one way route such as allowing vehicles onto London Road from Moat Road.

In addition by linking with a number of junctions via SCOOT or other similar signal packages the flow of vehicles in and out of this and adjacent junctions can be accurately assessed and adjusted to match the demand pattern throughout the day.

Deliverability

In order to determine the practicality of implementing these improvement measures, there are a number of factors which need to be considered and fully understood. These are listed below:

- Impact on existing Statutory Undertakers Services;
- Third Party Land Take requirements;
- Fire station considerations;
- Potential pedestrian safety impact due to reduced footway widths;
- Limited cycle facility provision;
- Construction implications e.g. diversions, bus routes etc.; and
- Cost.

Impact on existing Statutory Undertakers Services

Please refer to information contained in the same section relating to Junction 1: A22 (London Road) with A264 (Moat Road).

Third Party Land Take requirements

In order to introduce the additional lane along London Road, widening is required into the fire station forecourt and possibly adjacent third party land owners. This may potentially require agreements with these land owners, or Compulsory Purchase Orders and would result in alterations to private drainage and street lighting provisions. The extent of local authority/highway

ownership would need to be established initially prior to entering into any negotiations if the options are deemed appropriate.

Fire station considerations

Further to the above note on third party land take requirements, once any agreements have been reached with regards to using the fire station land, further liaison would be needed with the fire station to ensure access/egress to the station can be maintained at all times, as well as vehicle movements within the Station.

Potential pedestrian safety impact due to reduced footway widths

Although footway widths are generally maintained within the vicinity of this junction, there are points at which the footways are narrowed as well as a short length of new footway being introduced to the west of the fire station. The outline improvement measures illustrate at least a 2m wide footway being provided including the new provision near to the fire station forecourt. No specific footway is provided across the forecourt of the fire station, but should these options be progressed then a safety audit should be carried out to determine any safety concerns. A pedestrian count survey may also be needed to confirm the existing footfall in the vicinity of the junction.

Limited cycle facility provision

Please refer to information contained in the same section relating to Junction 1: A22 (London Road) with A264 (Moat Road).

Construction implications e.g. diversions, bus routes etc

Please refer to information contained in the same section relating to Junction 1: A22 (London Road) with A264 (Moat Road).

Cost

The cost associated with these outline improvement measures is obviously key in determining their viability. An outline cost has been determined based on the information currently available. In order to standardise the costs at this stage the SPON'S Civil Engineering and Highway Works Price Book 1999 has been used with rates factored from 1999 prices to 2009 prices using the retail price index.

The budget estimate for the works associated with this junction is approximately £155,232 (please refer to Appendix B for further details).

2.3 Junction 3: A22 (London Road) with Lingfield Road

Existing situation

This is currently a three arm mini-roundabout junction between the major arm, A22 (London Road), running north-west to south-east and the minor arm, Lingfield Road, connecting from the north-east. Each arm has a single lane of traffic running in each direction. A bus bay is provided on London Road immediately to the north-west of the junction for northbound vehicles. To the south east the highway alignment is constrained by an existing bridge over a dismantled railway line.

Footways are currently provided along the entire length of both sides of the highways on each arm in proximity to the junction. Refuge islands are provided on each arm of the mini-roundabout.

Proposed improvement measures (West Sussex County Council)

There is a current proposal to signalise the junction, with flared approaches on all arms to accommodate turning movements. Dedicated pedestrian phases would be incorporated into the proposed signal arrangement for the junction. Advanced cycle stop lines are proposed for each arm of the junction.

Outline improvement measures

The potential measures considered at this junction would constitute alterations to West Sussex County Council's proposed improvements and include the following:

- removal of the advanced stop lines on all approaches as proposed in West Sussex County Council's signalisation scheme in the interests of maximising capacity gains. It should be noted that the other junctions considered in this report have not included for advanced stop lines at this stage;
- removal of the existing north eastern footway on the bridge across the dismantled railway line, including the length of footway continuing southwards to the access junction, and introduction of new carriageway construction in its place with appropriate structural improvements to the bridge as deemed necessary; and
- Inclusion of a new cantilevered footbridge on the north eastern side of the bridge, together with a new footway provision to the southeast of the bridge.

These measures, which are illustrated in Appendix A, could potentially increase the capacity and efficiency of the junction in vehicular terms, whilst providing a safer route for pedestrians over the bridge. By removing the existing footpath and replacing with an additional traffic lane greater numbers of vehicles will be able to pass through the junction and over the bridge. Separating the footpath will provide a safe route for pedestrians whilst opening up possible links for cyclists and pedestrians alike along the dismantled railway line.

In addition by linking with a number of junctions via SCOOT or other similar signal packages the flow of vehicles in and out of this and adjacent junctions can be accurately assessed and adjusted to match the demand pattern throughout the day.

Deliverability

In order to determine the practicality of implementing these improvement measures, there are a number of factors which need to be considered and fully understood. These are listed below:

- Impact on existing Statutory Undertakers Services;
- Third Party Land Take requirements;
- Potential pedestrian safety impact due to reduced footway widths;
- Limited cycle facility provision;
- Construction implications e.g. diversions, bus routes etc.; and

- Cost.

Impact on existing Statutory Undertakers Services

Please refer to information contained in the same section relating to Junction 1: A22 (London Road) with A264 (Moat Road). In addition there is an electricity sub station located at the northern end of the bridge, adjacent to the proposed cantilevered footway. As part of the detailed design, consultation will be necessary with all statutory undertakers but especially with the electricity supplier to ensure appropriate footway widths can be maintained and necessary licence agreements as appropriate are provided.

Third Party Land Take requirements

In order to introduce the new traffic lane and separate footpath over the dismantled railway line which also continues further south it may be necessary to liaise with Network Rail and possibly other third party land owners, should the land be outside of the council owned areas. This may potentially require agreements with these land owners, or Compulsory Purchase Orders and would result in alterations to private drainage and street lighting provisions. The extent of local authority/highway ownership would need to be established initially prior to entering into any negotiations if the options are deemed appropriate.

Potential pedestrian safety impact due to reduced footway widths

Although a new footway is to be provided adjacent to the existing bridge, there may be specific points at which the footways are narrowed locally, such as near to the existing electricity sub station. A pedestrian count survey may be needed to confirm the existing footfall in the vicinity of the junction.

Limited cycle facility provision

Please refer to information contained in the same section relating to Junction 1: A22 (London Road) with A264 (Moat Road). However, even though the advanced cycle lines have been removed, the new footway provision may open up possible future linkages with the dismantled railway line.

Construction implications e.g. diversions, bus routes etc

Please refer to information contained in the same section relating to Junction 1: A22 (London Road) with A264 (Moat Road). In addition due to potential structural improvement measures needed at the bridge, there may be substantial Traffic Management requirements during the construction/strengthening stages which would need to be fully addressed and discussed with all appropriate stakeholders. Structural assessments of the bridge will need to be carried out to determine any strengthening requirements in addition to the design of the additional cantilever footbridge.

Cost

The cost associated with these outline improvement measures is obviously key in determining their viability. An outline cost has been determined based on the information currently available. In order to standardise the costs at this stage the SPON'S Civil Engineering and Highway Works Price Book 1999 has been used with rates factored from 1999 prices to 2009 prices using the retail price index.

The works cost estimate for the outline improvement measures associated with this junction is approximately £198,576 (please refer to Appendix B for further details). West Sussex County Council's current estimate for its proposed improvements is around £187,000. It should be noted, therefore, that the combined cost of all proposed improvements to this junction is approximately £385,000,

2.4 Junction 4: A22 (London Road) with Imberhorne Lane

Existing situation

This is currently a three arm signalised junction between the major arm, A22 (London Road), running from north-west to south-east and the minor arm, Imberhorne Lane, connecting from the south.

London Road consists of a single lane running in each direction which is flared on both arms in proximity to the junction to create dedicated straight ahead and turning lanes. Similarly, the minor arm, Imberhorne Lane is flared in proximity to the junction to create dedicated right and left turning lanes.

Footways are currently provided along the entire length of both sides of the highways on each arm in proximity to the junction. They are generally between 1.5m and 2m in width. A pedestrian phase across the northern arm of London Road is incorporated into the existing signals at this junction. An uncontrolled crossing point is marked across the minor arm, Imberhorne Lane.

Outline improvement measures

The potential measures considered at this junction include the following:

- improvements to the pedestrian facilities by introducing pedestrian crossing phases into the existing signals for Imberhorne Lane and also the southern arm of London Road;
- widening on the eastern side of London Road into existing footway areas and private land in order to provide three lanes of traffic prior to the junction allowing for two straight ahead lanes with an additional length of right turn only lane; and
- linking of this junction with Junction 5: A22 (London Road) / A264 (Cophorne Road) signalised junction (please refer to section 2.5).

These measures, which are illustrated in Appendix A, could potentially increase the capacity and efficiency of the junction in vehicular terms, whilst providing a safer route for pedestrians. The introduction of an additional lane on London Road would commence approximately 100m prior to the stop line, with the two straight ahead lanes continuing through the junction for approximately a further 140m before merging back to a single straight ahead lane.

The improved pedestrian provision on both London Road and Imberhorne Lane will enable pedestrians to cross safely opening up access to both sides of the A22 even though the crossing distances are increased on London Road. In addition by linking with a number of junctions via SCOOT or other similar signal packages pedestrian crossing phases and the flow of vehicles in and out of this and adjacent junctions can be accurately assessed and adjusted to match the demand pattern throughout the day.

Deliverability

In order to determine the practicality of implementing these improvement measures, there are a number of factors which need to be considered and fully understood. These are listed below:

- Impact on existing Statutory Undertakers Services;
- Third Party Land Take requirements;
- Individual property access considerations;
- Potential pedestrian safety impact due to reduced footway widths;
- Limited cycle facility provision;
- Impact on existing pedestrian signals;
- Construction implications e.g. diversions, bus routes etc.; and
- Cost.

Impact on existing Statutory Undertakers Services

Please refer to information contained in the same section relating to Junction 1: A22 (London Road) with A264 (Moat Road).

Third Party Land Take requirements

In order to introduce the additional lane along London Road, widening is required into the gardens of properties adjacent to the junction on the eastern side of London Road. This may potentially require agreements with these land owners, or Compulsory Purchase Orders. The extent of local authority/highway ownership would need to be established initially prior to entering into any negotiations if the options are deemed appropriate.

Individual property access considerations

In addition to the third party land take requirements as noted above, there are also potential access considerations that need to be fully appreciated. The properties on the eastern side of London Road appear to have vehicular access points that would need to be maintained during any construction phase and also provided for in any new alignment proposed. The local authorities' access design standards would need to be adhered to in any proposal and therefore early understanding of the requirements may be beneficial.

Potential pedestrian safety impact due to reduced footway widths

In order to widen the carriageway to increase the capacity of the junction the existing footway widths may need to be reduced in specific locations. At present footway widths along this section of the A22 (London Road) vary between 1.5m and 2m wide. The outline improvement measures illustrate a 2m wide footway along the eastern side of London Road in the proximity of the junction. A pedestrian count survey may be needed to confirm the existing footfall in the vicinity of the junction.

Limited cycle facility provision

Please refer to information contained in the same section relating to Junction 1: A22 (London Road) with A264 (Moat Road).

Construction implications e.g. diversions, bus routes etc

Please refer to information contained in the same section relating to Junction 1: A22 (London Road) with A264 (Moat Road).

Cost

The cost associated with these outline improvement measures is obviously key in determining their viability. An outline cost has been determined based on the information currently available. In order to standardise the costs at this stage the SPON'S Civil Engineering and Highway Works Price Book 1999 has been used with rates factored from 1999 prices to 2009 prices using the retail price index.

The budget estimate for the works associated with this junction is approximately £346,752 (please refer to Appendix B for further details).

2.5 Junction 5: A22 (London Road) with A264 (Cophorne Road)

Existing situation

This is currently a three arm signalised junction between the major arm, A22 (London Road), running from north to south and the minor arm, A264 (Cophorne Road) which links to the M23, connecting from the west.

London Road consists of a single lane running in each direction which is flared on both arms in proximity to the junction to create dedicated straight ahead and turning lanes. Similarly, the minor arm, Cophorne Road is flared in proximity to the junction to create dedicated right and left turning lanes.

Footways are currently provided along the entire length of both sides of the highways on each arm in proximity to the junction. No pedestrian phases are incorporated into the existing signals at this junction, although uncontrolled crossing points including central refuge islands are provided on London Road on both the southern and northern arms. No pedestrian refuge is provided on the minor arm.

Outline improvement measures

The potential measures considered at this junction include the following:

- improvements to the pedestrian facilities by introducing pedestrian crossing phases into the existing signals for all arms;
- widening on the eastern side of London Road to allow two lanes of traffic southbound through the junction, widening of the two lanes entering London Road from Cophorne Road thereby allowing two lanes of traffic to turn right, and slackening of the bend from London Road (South) to Cophorne Road in order to ease the movement towards the M23; and
- linking of this junction with Junction 4: A22 (London Road) / Imberhorne Lane signalised junction.

These measures, which are illustrated in Appendix A, could potentially increase the capacity and efficiency of the junction in vehicular terms, whilst providing a safer route for pedestrians. It is understood that the movements from Cophorne Road to London Road (south) and vice versa are the predominate movements due to the link with the M23. Therefore slackening of the bend for movements towards Cophorne Road will aid the efficiency of the junction especially for larger HGV's. Similarly for inbound movements from the M23 the two existing traffic lanes have been widened and lane markings adjusted to allow for two lanes turning right.

The improved pedestrian provision on both London Road and Cophorne Road will enable pedestrians to cross safely opening up access to both sides of the A22. In addition by linking with a number of junctions via SCOOT or other similar signal packages the flow of vehicles in and out of this and adjacent junctions can be accurately assessed and adjusted to match the demand pattern throughout the day.

Deliverability

In order to determine the practicality of implementing these improvement measures, there are a number of factors which need to be considered and fully understood. These are listed below:

- Impact on existing Statutory Undertakers Services;
- Third Party Land Take requirements;
- Potential pedestrian safety impact due to reduced footway widths;
- Limited cycle facility provision;
- Impact on existing pedestrian signals;
- Construction implications e.g. diversions, bus routes etc.; and

- Cost.

Impact on existing Statutory Undertakers Services

Please refer to information contained in the same section relating to Junction 1: A22 (London Road) with A264 (Moat Road)

Third Party Land Take requirements

In order to introduce the short length of additional lane along London Road, widening is required into the footway areas and potentially third party land on the eastern side of London Road. This may potentially require agreements with these land owners, or Compulsory Purchase Orders. The extent of local authority/highway ownership would need to be established initially prior to entering into any negotiations if the options are deemed appropriate.

Potential pedestrian safety impact due to reduced footway widths

In order to widen the carriageway to increase the capacity of the junction the existing footway widths may need to be reduced in specific locations such as at the bend leading from London Road (south) to Copthorne Road. The outline improvement measures illustrate a 2m wide footway along the eastern side of London Road in the proximity of the junction, together with a reduction to 2m footway width on the western side around the bend. A pedestrian count survey may be needed to confirm the existing footfall in the vicinity of the junction.

Limited cycle facility provision

Please refer to information contained in the same section relating to Junction 1: A22 (London Road) with A264 (Moat Road).

Construction implications e.g. diversions, bus routes etc

Please refer to information contained in the same section relating to Junction 1: A22 (London Road) with A264 (Moat Road).

Cost

The cost associated with these outline improvement measures is obviously key in determining their viability. An outline cost has been determined based on the information currently available. In order to standardise the costs at this stage the SPON'S Civil Engineering and Highway Works Price Book 1999 has been used with rates factored from 1999 prices to 2009 prices using the retail price index.

The budget estimate for the works associated with this junction is approximately £129,168 (please refer to Appendix B for further details).

3. Professional opinion on likely additional capacity

Using the outline improvement plans discussed in Section 2 and illustrated in Appendix A, the likely additional capacity benefits resulting from these improvement measures has been considered. It should be noted that the estimated additional capacity benefits take into account all the measures outlined above, including the potential gains from linking signals, such as UTC or SCOOT.

Noting that no traffic flow data is available and hence the indicative nature of this assessment, please see Table 3.1 below illustrating potential benefits that may result:

Table 3.1 – Professional opinion on likely percentage traffic increases achievable at each of the five junctions as a result of improvements to the junctions

Junction	Improvement measures	Likely percentage capacity benefit
<i>Junction 1 and 2</i>	<i>Adding a 3rd lane through Moat Road, and a 2nd lane for around 25m on the London Road (NW) approach to Junction 1</i>	<i>up to 10%</i>
<i>Junction 3</i>	<i>Adding an additional traffic lane across the bridge</i>	<i>Up to 5%*</i>
<i>Junction 4</i>	<i>A third lane is proposed to be added on London Road (E)</i>	<i>at least 10%</i>
<i>Junction 5</i>	<i>Creation of an additional eastbound exit lane and the redesignation of one of the Copthorne Road entry lanes (thus 2 lanes to be made available for right-turning traffic)</i>	<i>at least 5%</i>

* the likely percentage capacity benefit of up to 5% associated with junction 3 is in comparison to the existing junction (i.e. before the WSCC proposed improvements have been implemented).

Please note that this assessment is indicative and not based on any detailed traffic flow data. For each of the above, the potential for capacity increases would be decreased if substantial blocking-back is currently experienced through the junctions and the corridor.

4. Summary

As part of Atkins Transport Planning and Management's engagement by the Department for Transport's (DfT) Housing Growth and Eco-Town team, further advice and understanding has been requested by Mid Sussex District Council on some of the issues raised in the Stage 1 Report of March 2009.

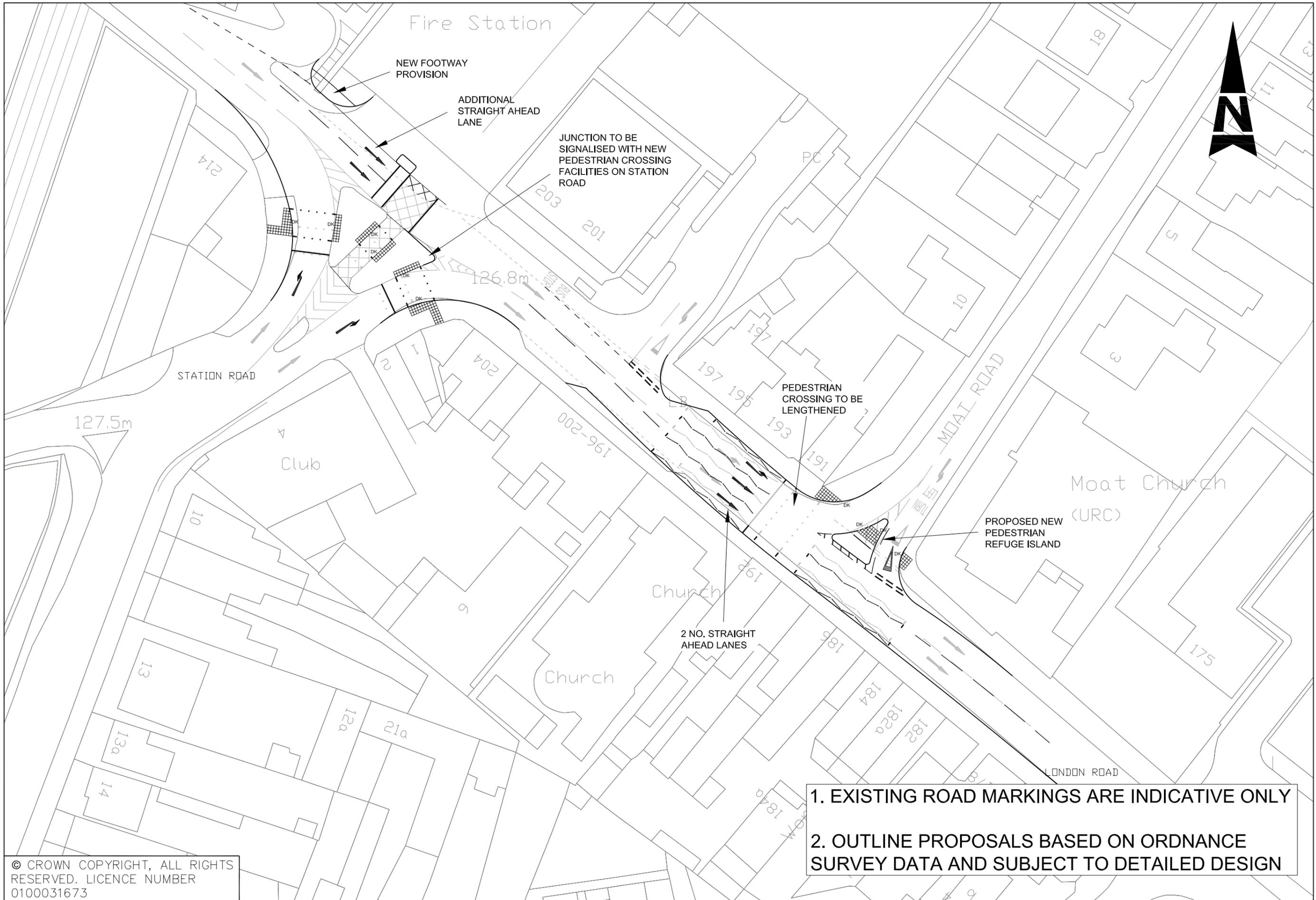
This Technical Note aims to address some of these issues namely providing more detail with regards to the proposed improvements for the junctions identified within the March 2009 report.

Each of the key junctions identified has been reassessed in design terms together with inclusion of indicative construction costs and a professional opinion on the likely capacity benefits of introducing these improvement measures. It should be noted that no traffic data is available for the junctions and thus the professional opinion is indicative only. For a more accurate assessment of the potential for the improvements to result in capacity increases, traffic surveys would need to be undertaken to provide traffic flow data, along with site observations during the peak periods to determine whether there is any blocking-back through the junctions and the corridor.

At this stage vehicular and pedestrian movements have been fully considered but cycle provision facilities have been removed on the existing busy road network.

Appendix A

Outline Improvement Measure Plans



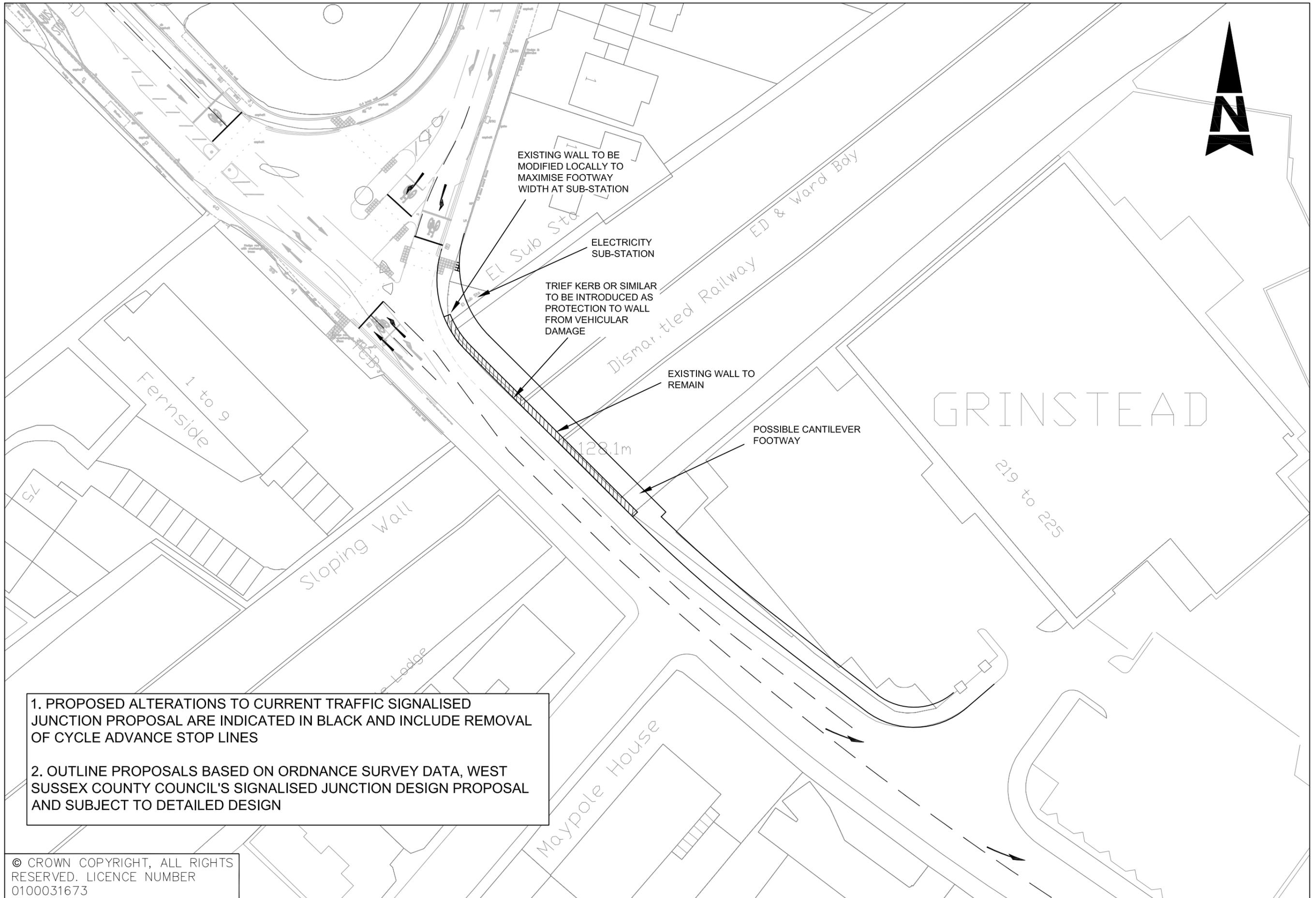
1. EXISTING ROAD MARKINGS ARE INDICATIVE ONLY
2. OUTLINE PROPOSALS BASED ON ORDNANCE SURVEY DATA AND SUBJECT TO DETAILED DESIGN

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JUNCTION 1 & 2

1:500



EXISTING WALL TO BE MODIFIED LOCALLY TO MAXIMISE FOOTWAY WIDTH AT SUB-STATION

ELECTRICITY SUB-STATION

TRIEF KERB OR SIMILAR TO BE INTRODUCED AS PROTECTION TO WALL FROM VEHICULAR DAMAGE

EXISTING WALL TO REMAIN

POSSIBLE CANTILEVER FOOTWAY

128.1m

GRINSTEAD

219 to 225

1 to 9
Fernside

Stoping Wall

Maypole House

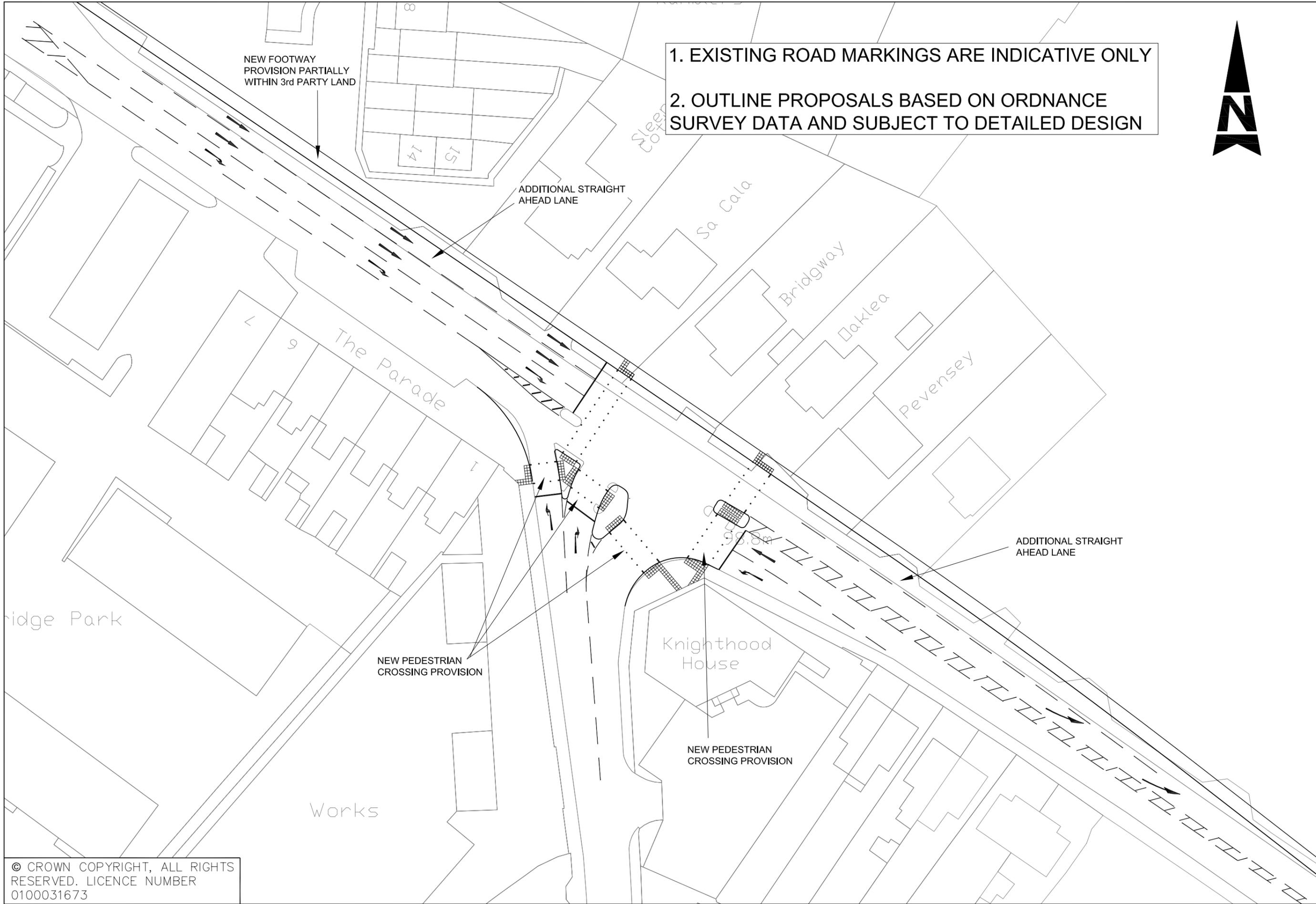
1. PROPOSED ALTERATIONS TO CURRENT TRAFFIC SIGNALISED JUNCTION PROPOSAL ARE INDICATED IN BLACK AND INCLUDE REMOVAL OF CYCLE ADVANCE STOP LINES
2. OUTLINE PROPOSALS BASED ON ORDNANCE SURVEY DATA, WEST SUSSEX COUNTY COUNCIL'S SIGNALISED JUNCTION DESIGN PROPOSAL AND SUBJECT TO DETAILED DESIGN

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JUNCTION 3

1:500



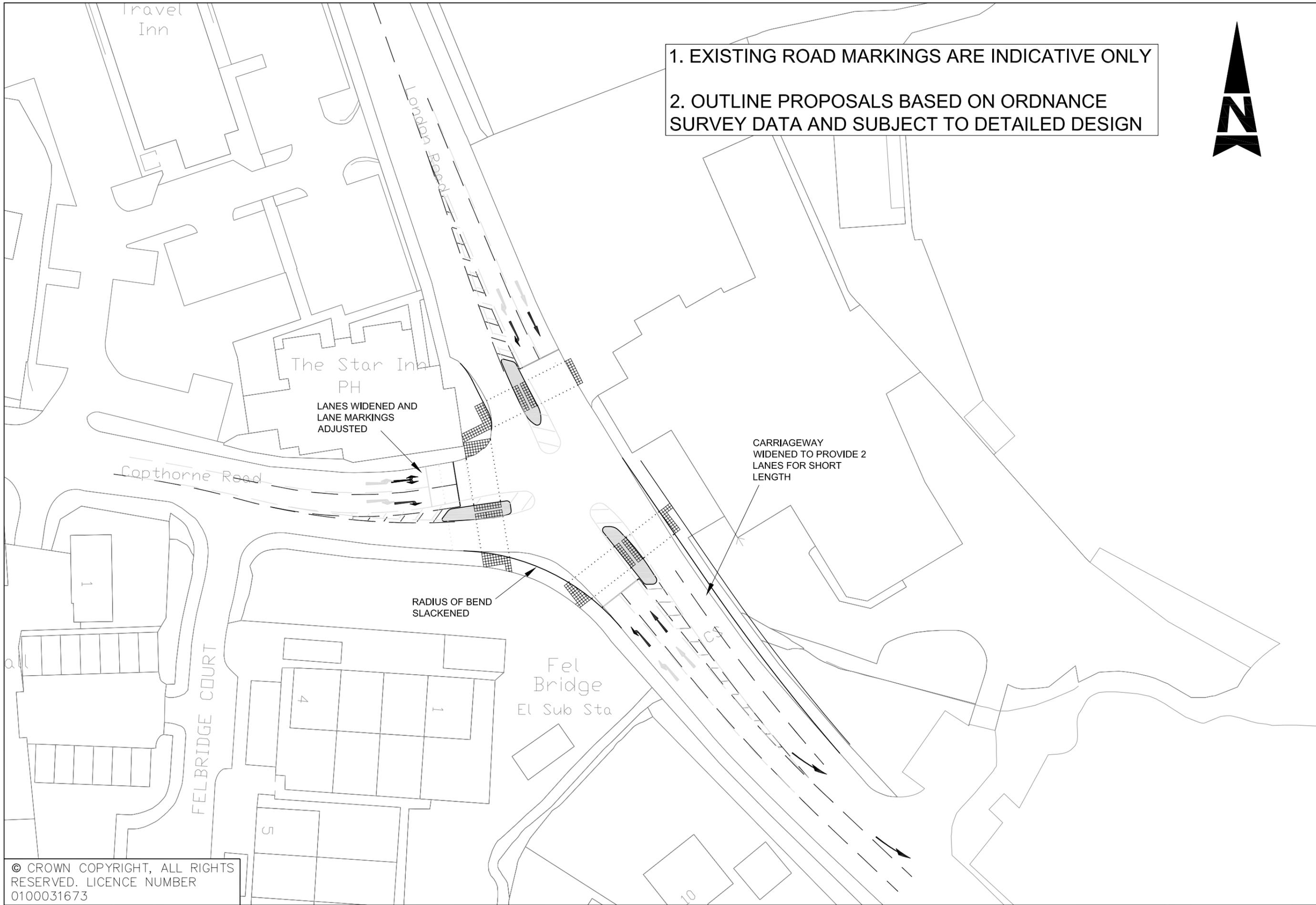
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JUNCTION 4

1:500



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JUNCTION 5

1:500

Appendix B

Indicative Construction Cost Estimates

Indicative Construction Cost Estimates

	Junction 1	Junction 2	Junction 3	Junction 4	Junction 5
Site Clearance	3,000	2,500	2000	7,100	2,500
Drainage	16,200	16,200	5000	35,900	8,100
Earthworks	1,300	1,200	800	9,000	800
Carriageway Construction	9,100	4,800	4,800	41,000	2,600
Footways & Paved Areas	2,600	1,400	3,000	9,400	2,100
Traffic Signs & Markings	3,000	5,400	1000	9,900	3,500
Street Lighting	5,300	5,300	5,300	12,500	4,100
Traffic Signals	20,000	40,000	5,000	40,000	40,000
Landscaping	1,000	1,000	1,000	1,000	1,000
Traffic Management	20,000	30,000	40,000	40,000	25,000
Garden Walls				35,000	
Bridge Improvements			70,000		
Total	81,500	107,800	137,900	240,800	89,700
Preliminaries (20%)	16,300	21,560	27,580	48,160	17,940
Sub total	97,800	129,360	165,480	288,960	107,640
Contingencies (20%)	19,560	25,872	33,096	57,792	21,528
Grand Total	£117,360	£155,232	£198,576	£346,752	£129,168

Note:

Estimates are indicative only based upon rates from SPONS 1999 factored to 2009 prices using the retail price index. Please note that the cost may increase, as well as decrease as part of any further detailing.

No costs associated with any potential stats diversion/protection measures have been included, nor costs associated with any 3rd party land take requirements, nor linking of traffic signals using SCOOT or a similar signal package.