



# Small Scale Housing Allocations Development Plan Document

## Sustainability Appraisal Report

(Incorporating Strategic Environmental  
Assessment)

April 2008



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## 1.0 Introduction

### SUSTAINABILITY APPRAISAL REPORT

The Small Scale Housing Allocations Development Plan Document (to be referred to as 'the housing document' in the remainder of this report) will form part of the District Council's Local Development Framework. As set out in Planning Policy Statement 1 (Delivering Sustainable Development) the Local Development Framework needs to provide the framework for delivering sustainable development. To ensure that this is the case a Sustainability Appraisal, which incorporates a Strategic Environmental Assessment (SEA), has and will be undertaken on all documents that will form the District Council's Local Development Framework, which includes the housing document. This Sustainability Appraisal Report presents the process, findings and outcomes of the Sustainability Appraisal and SEA that has been undertaken on the housing document.

The Sustainability Appraisal and SEA follow an iterative process, providing a view of the likely implications on sustainable development of different options for the housing document. The findings of this work were taken into consideration in determining the content of the housing document that was submitted to the Secretary of State. The implications on sustainable development of the adopted housing document have been documented in this report.

The report is structured as follows;

- **Section 2** provides a non-technical summary of this report.
- **Section 3** provides background to the Sustainability Appraisal and SEA process, the Small Scale Housing Allocations Development Plan Document and how the requirements of the Strategic Environmental Assessment Directive have been met.
- **Section 4** covers the detail on the appraisal methodology in terms of the approach adopted, when and who undertook the appraisal and the consultation that has been undertaken up to this stage.
- **Section 5** covers the baseline collection work and identification of the plans, policies and programmes that have impacted upon the housing document. Current sustainability issues within the District are identified, as are the sustainability objectives and indicators.
- **Section 6** provides detail on how other policy and allocation options were identified, considered and appraised, leading to the Preferred Options stage and the Submission Stage of the housing document.
- **Section 7** identifies the social, environmental and economic effects of the site allocations in the housing document that has been adopted following the Inspectors' Report. Mitigation measures for any detrimental sustainability effects are also identified in this section.
- **Section 8** identifies proposals for monitoring.

There are also a number of appendices that accompany various sections of this report.

### CONSEQUENCES OF THE SUSTAINABILITY APPRAISAL PROCESS

The Sustainability Appraisal process, along with the Strategic Environmental Assessment process, has widened the range of issues considered in formulating the housing allocations and the policies that accompany them, in particular by focussing attention on the need to consider a range of potential social, economic and environmental effects.

The process of identifying baseline data, as well as plans, programmes and policies relevant to the housing document has ensured that the housing allocations and accompanying policies have been formulated with all relevant issues and guidance being considered.

Following the publication of the Inspectors' Report on the Small Scale Housing Allocations Document the Sustainability Appraisal has been updated as necessary, and is now published alongside the Small Scale Housing Allocations Development Plan Document (2008). The Sustainability Appraisal process does not, however, finish with the publication of this document; the effect of the Small Scale Housing Allocations Document on the Sustainability Objectives identified in this document will be monitored on an annual basis. The results of this monitoring will be included in the District Council's Annual Monitoring Report.

## 2.0 Non-Technical Summary

### INTRODUCTION

- 2.1 Mid Sussex District Council is in the process of producing a Local Development Framework (LDF). This framework will contain a range of Local Development Documents (LDDs) that will set out the policies for land use planning in the District.
- 2.2 A key aim of the Local Development Framework is to ensure that it contributes to sustainable development in the District. Sustainable development is about ensuring a better quality of life for everyone, now and for future generations. It is about considering the long term social, economic and environmental issues and impacts in an integrated and balanced way. To help ensure that the Local Development Framework is sustainable a process called the Sustainability Appraisal is undertaken for each development plan document and supplementary planning document produced. Included within this process is the requirement for "The Environmental Assessment of Plans and Programmes Regulations 2004". These regulations derive from European legislation and involve assessing what the environmental impact of the document will be. This non-technical summary presents an overview of this process for the Small Scale Housing Allocations Development Plan Document.

### THE LOCAL DEVELOPMENT FRAMEWORK

- 2.3 The Local Development Framework for Mid Sussex will initially comprise a Core Strategy Development Plan Document, a Small Scale Housing Allocations Development Plan Document, an Area Action Plan for the Strategic Development at East Grinstead and Supplementary Planning Documents that will cover subjects such as town centre revitalisation, sustainable construction and infrastructure, as well as development briefs.
- 2.4 The Local Development Framework will be developed taking into account a wide range of requirements, recommendations and guidance from documents produced at an international level down to a local level. Such documents include the Government's Planning Policy Statements/Guidance Notes, the emerging South East Plan, the adopted West Sussex Structure Plan and the Mid Sussex District Council Community Strategy. The Core Strategy will set the objectives for the Local Development Framework. As the Small Scale Housing Allocations Document was prepared ahead of the Core Strategy it meant that there were no adopted objectives that the plan was prepared against. However, as the Issues and Options work had been commenced for the Core Strategy there were some emerging objectives that the Small Scale Housing Allocations Document could be prepared against. These objectives were as follows:

**Locational Objective:** to ensure that new development is sustainable by concentrating it in and around the towns and larger villages and by re-using previously developed land in preference to greenfield sites.

**Infrastructure Objective:** to ensure that new development is supported by necessary and appropriate infrastructure provision for its needs, including

facilities and services and that this compensates for existing infrastructure deficiencies within the District and brings benefits to the community.

**Countryside Objective:** to protect, enhance and not detract from the distinctive rural character of Mid Sussex; conserve the countryside and its special qualities; retain the separation between settlements and encourage sustainable development that supports farming and rural communities.

**Character Objective:** to protect, enhance and not detract from the varied and historic character of the settlements and the countryside within the District; to protect, enhance and not detract from the settings of settlements and to promote local distinctiveness.

**Natural Environment Objective:** to protect and enhance the outstanding natural environment or urban and rural Mid Sussex and ensure that development takes an adequate account of biodiversity in its design and implementation.

**Design Objective:** to promote high quality design, materials, construction, and layout that embody sustainability principles; protects, enhances and does not detract from the character of the area; and provides inclusive access for all.

**Housing Objective:** to deliver the homes required by central government, as set out in the West Sussex Structure Plan 2001-2016; to ensure that efficient use is made of land in terms of density whilst respecting local character; and to ensure that a suitable mix of size, type, tenure and affordability of housing is achieved to meet the needs of the area.

**Economy Objective:** to ensure continued sustainable economic growth in Mid Sussex whilst at the same time protecting and enhancing the amenities and environment of the District; to retain and attract high value added businesses to Mid Sussex; and to work in partnership with other bodies to improve workforce skills and match them with those required by local businesses.

**Tourism Objective:** To encourage sustainable tourism which contributes to the local economy and attractiveness of Mid Sussex as a place to visit whilst at the same time safeguarding the amenities and environment of the District.

**Town Centre Objective:** to deliver attractive, vibrant and competitive town centres that meet the economic, social and cultural aspirations of the community; which are well designed using distinctive modern architecture and providing high quality public spaces.

**Shopping Objective:** to secure a range of sustainable shopping opportunities that improve the vitality of the District's town centres and enable them to better compete with the larger regional centres; and to enable the villages to provide essential services to rural areas.

**Transport Objective:** to promote a choice of ways to access new development; to enhance the existing transport network and improve public transport capacity to enable the use of sustainable modes of transport and the efficient and safe movement of traffic within and through the District.

**Recreation, Leisure And Open Space Objective:** to encourage healthy, fulfilled and balanced lifestyles by securing the provision of an appropriately located range of recreational and leisure facilities and areas of open space to meet the diverse needs of the community throughout the District.

**Community Safety Objective:** to enhance community safety and reduce the fear of crime in the District.

**Community Services Objective:** to secure the provision of appropriately located and designed community facilities and public services, including those provided by the voluntary sector; to improve access to health facilities; to enable increased support for older people and to ensure that facilities and services are accessible to everyone to needs them.

## **WHAT IS A SUSTAINABILITY APPRAISAL AND STRATEGIC ENVIRONMENTAL ASSESSMENT?**

- 2.5 A Sustainability Appraisal aims to predict and assess the economic, social and environmental effects that are likely to arise from Local Development Documents, such as the Small Scale Housing Allocations Development Plan Document. It is a process for understanding whether policies, strategies or plans promote sustainable development, and for improving those policies etc to deliver more sustainable outcomes.
- 2.6 The Strategic Environmental Assessment (SEA) aims to predict and assess the environmental effects that are likely to arise from plans, policies and strategies, such as Local Development Documents. It is a process for assessing and mitigating the negative environmental impacts of specific plans and programmes. The SEA process has been incorporated into the Sustainability Appraisal process. Therefore, where this report refers to the Sustainability Appraisal it can be assumed that this also means the SEA.

## **METHODOLOGY**

- 2.7 To undertake a Sustainability Appraisal of the housing document the Council collected data about the District on social, environmental and economic issues. This is known as 'baseline' data. Much of this information was collected from internal and external organisations as they were best placed to provide accurate data in their relevant areas of expertise. This information enabled the economic, social and environmental issues facing the District today to be established.
- 2.8 The next stage of the process was to identify and analyse all plans, programmes and policies that would impact upon the housing document. These plans, programmes and policies ranged from documents produced at a national level (e.g. Planning Policy Guidance Notes), to a regional level (e.g. Draft South East Plan) and to a local level (e.g. Mid Sussex Community Strategy). These documents also provided data and issues about the District as it is today.
- 2.9 From this information it was possible to identify sustainability objectives that the emerging options in the housing document would be assessed against. Indicators were linked to each of the objectives to enable any potential impacts from policies to be quantified and monitored in the future.

## **BASELINE DATA**

2.10 The 'baseline' data consisted of information gathered about the District on economic, environmental and social issues (as mentioned in paragraph 1.5 of this report). Some of this key information can be summarised as follows;

### **2.11 Economic**

The District has a healthy and vibrant economy with low unemployment rates (the lowest in West Sussex). A high proportion of employment in the District is in the service sector, including banking and finance, distribution, public administration, education and health. The rural economy of the District has been adversely affected in recent years, predominantly as a result of the changing agricultural economy.

### **2.12 Environmental**

Mid Sussex District has a high quality built and natural environment. The two Areas of Outstanding Natural Beauty cover 58% of the total land area of the District. Nature conservation figures prominently in the District with there being many Sites of Nature Conservation Importance and Local Nature Reserves. There is limited landfill space available in the District, although it is well served by recycling facilities. In general, air quality in Mid Sussex is good. The District features a number of historic parks and gardens, has many visible archaeological remains and over 1000 listed buildings.

### **2.13 Social**

Mid Sussex has low levels of crime and deprivation, especially when compared nationally. Life expectancy in the District is slightly higher than the national average. The average property price within Mid Sussex is significantly higher than the national average, although the existing housing stock is in good condition.

## **CURRENT SUSTAINABILITY ISSUES**

2.14 From the examination of the baseline data and the plans, programmes and policies that will influence the housing document it was possible to identify the current sustainability issues faced by the District. These issues are summarised as follows;

- There is pressure to supply further housing within the District, in particular in the affordable housing sector.
- The downturn in the rural economy in recent years, especially in the farming industry.
- The need to sustain and enhance the high and stable economy of the District as a whole.
- The District's three main towns provide the focus for many local communities with the majority of facilities, services and activities being concentrated there. However, it is recognised that the three town centres are under-performing.
- New services and facilities will need to be provided in areas of population growth and all new development needs to have adequate infrastructure provision.
- Ease of access to existing facilities and services is an issue for many residents in Mid Sussex, in particular those in rural areas.
- Car ownership and use is high, contributing to congestion and climate change.

- Climate change is a major issue for the District and it is important that Mid Sussex District Council addresses the consequences and causes of climate change.
- Water usage is increasing, putting further pressure on water resources, which is further exacerbated by climate change.
- Water quality, both in watercourses and aquifers, needs to be maintained and enhanced.
- Flood risk is an issue to the District, in particular relating to surface water drainage from new developments.
- The amount of waste produced in Mid Sussex is increasing, while at the same time the land available to dispose of waste (landfill) is reducing.
- The need to maintain and enhance the natural, built and historic environment and biodiversity of the District.
- An ageing population is likely to increase the demands on health and social care, in particular the need for residential nursing care.

## THE SUSTAINABILITY OBJECTIVES AND INDICATORS

2.15 By taking the above sustainability issues it was possible to identify sustainability objectives for the District. These objectives were used to assess how the various options that were explored for the housing document would contribute to sustainability. In addition, the objectives were also used to assess the sustainability impact of the housing document, as submitted to the Secretary of State and then subsequently adopted. A set of indicators was also devised to enable any potential impacts from allocations/policies to be quantified and monitored in the future. The objectives and indicators combined are known as the Sustainability Framework. The Sustainability Framework that was used to appraise the housing document is in table 1, below.

**Table 1**

<b>SUSTAINABILITY OBJECTIVE</b>	<b>INDICATOR</b>
<p><b>1.</b> To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home.</p>	<p>~housing completions per annum (net); ~figure above/below the cumulative Structure Plan requirement; ~ number of affordable homes completed annually (net); ~number of households accepted as full homeless; ~ private dwellings made fit or demolished; ~financial contributions towards affordable housing provision; ~ number of affordable housing dwellings completed on rural exception sites per annum; ~gypsies and travellers – total number of available authorised sites in relation to identified demand; ~ number of key worker (homebuy) households delivered annually</p>
<p><b>2.</b> To ensure development does not take place in areas of flood risk, or where it may cause flooding elsewhere, thereby minimising the detrimental impact to public well-being, the economy and the environment from flood events.</p>	<p>~ Number of properties at risk from flooding, as defined by the Environment Agency; ~ number of planning applications approved contrary to advice given by the EA on flood risk/flood defence grounds</p>

<p><b>3.</b> To improve the access to health facilities and reduce inequalities in health.</p>	<p>~ number of applications resulting in the loss of health facilities; ~ number of applications resulting in new, extended or improved health facilities; ~percentage of new dwellings within 300 metres of accessible greenspace; ~ percentage of new residential developments within 30 minutes public transport time of a GP or hospital</p>
<p><b>4.</b> To maintain and improve the opportunities for everyone to acquire the skills needed to find and remain in work and increase access to educational facilities.</p>	<p>~ Percentage of population of working age qualified to NVQ level 3 or equivalent; ~ percentage of adults with poor literacy and numeracy skills; ~ percentage of new residential developments within 30 minutes public transport time of a primary and secondary school</p>
<p><b>5.</b> To create crime resistant communities.</p>	<p>~ All crime – number of crimes per 1000 residents per annum; ~ number of domestic burglaries per 1,000 households</p>
<p><b>6.</b> To improve accessibility to retail and all community services and recreation and leisure facilities.</p>	<p>~ percentage of new residential development within 30 minutes public transport time of a major retail centre(s); ~ percentage of new dwellings within 300 metres of PPG17 surveyed open space and recreation facilities; ~ amount of retail floorspace (A1) completed per annum (net); ~ amount of leisure floorspace (Use Class D2) completed per annum(gross); ~ financial contributions towards leisure facilities</p>
<p><b>7.</b> To improve efficiency in land use through the re-use of previously developed land and existing buildings, including re-use of materials from buildings, and encourage urban renaissance.</p>	<p>~ Percentage of new homes developed on brownfield land; ~ percentage of new employment floorspace on previously developed land; ~ density of new housing developments; ~ amount of Best and Most Versatile Agricultural Land (Grades 1, 2 and 3a) lost to development</p>
<p><b>8.</b> To maintain and enhance the high air quality in the District.</p>	<p>~ Number of air quality management areas</p>
<p><b>9.</b> To address the causes of climate change through reducing emissions of greenhouse gases and ensure that the District is prepared for its impacts.</p>	<p>~ Number of properties at risk from flooding, as defined by the Environment Agency; ~ percentage of major residential developments built to Code for Sustainable Homes standards; ~ proportion of journeys to work by public transport; ~ renewable energy installations within Mid Sussex (% of indicative 2010 target attained/KW of electricity)</p>
<p><b>10.</b> To conserve and enhance the District's biodiversity.</p>	<p>~ Condition of internationally and nationally important wildlife and geological sites (SSSI, SPA, SAC &amp; Ramsar); ~ Number and area of SNCIs and LNRs within the District; ~ Area of ancient woodland within the District; ~ change in priority habitats and species; ~ number of planning applications granted contrary to advice given by Natural England on priority species and habitats and/or biodiversity grounds</p>

<p><b>11.</b> To protect, enhance and make accessible for enjoyment, the District's countryside and historic environment.</p>	<p>~ Buildings of Grade I and II* and scheduled monuments at risk; ~ Number of Conservation Areas with appraisals and management proposals; ~ open spaces managed to green flag standard; ~number of major developments in strategic gaps and AONB's; ~ number of major developments in areas of high value in landscape terms; ~ net gain/loss of Rights of Way; ~percentage of new dwellings within 300 metres of accessible greenspace; ~ number of Listed Buildings within the district</p>
<p><b>12.</b> To reduce road congestion and pollution levels by improving travel choice, and reducing the need for travel by car.</p>	<p>~ Monetary investment in sustainable transport schemes (value of s.106 agreements); ~ proportion of journeys to work by public transport, on foot or cycle; ~ percentage of new residential development within 30 minutes public transport time of a GP, a hospital, a primary school, a secondary school, areas of employment and a major retail centre(s)</p>
<p><b>13.</b> To reduce the global social and environmental impact of consumption of resources by using sustainably produced and local products.</p>	<p>~ Percentage of major residential developments built to Code for Sustainable Homes standards.</p>
<p><b>14.</b> To reduce waste generation and disposal, and achieve the sustainable management of waste, including the amount of waste that is either re-used or recycled.</p>	<p>~ Percentage of domestic waste that has been recycled; ~ percentage of construction and demolition waste that is landfilled</p>
<p><b>15.</b> To maintain and improve the water quality of the District's watercourses and aquifers, and to achieve sustainable water resources management.</p>	<p>~ Percentage of stretches of watercourse that are compliant with River Quality Objectives; ~ daily domestic water use (per capita consumption); ~Incidents of major and significant water pollution within the District; ~ Number of planning applications approved contrary to advice given by the EA on water quality issues; ~ number and area of developments where appropriate remediation of contaminants has taken place.</p>
<p><b>16.</b> To increase energy efficiency, and the proportion of energy generated from renewable sources in the District.</p>	<p>~ Percentage of major residential developments built to Code for Sustainable Homes standards; ~ renewable energy installations within Mid Sussex (% of indicative 2010 target attained/KW of electricity)</p>
<p><b>17.</b> To ensure high and stable levels of employment so everyone can benefit from the economic growth of the District.</p>	<p>~ Unemployment; ~ net increase/decrease in completed office floorspace; ~ % of the working age population who are in employment; ~ Average weekly pay for those who are employed in the District (full-time workers); ~ Number of new businesses setting up in the District</p>
<p><b>18.</b> To sustain economic growth and competitiveness across the District.</p>	<p>~ Amount of employment land lost to residential development; ~ employment land provision against Structure Plan requirement; ~ net increase / decrease in completed commercial and office floorspace</p>

<p>19. To encourage the development of a buoyant, sustainable tourism sector.</p>	<p>~ Percentage of jobs in the tourism sector; ~ contribution to the district economy made by visitors</p>
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## COMPATIBILITY OF OBJECTIVES

- 2.16 The sustainability objectives, as listed in table 1, were compared with each other and against the emerging objectives for the Local Development Framework. This process enabled any conflicts between objectives to be identified. By identifying these conflicts, possible ways of reducing or preventing these conflicts when assessing the housing document could be found. Overall the majority of the objectives were found as being compatible with one another. The main areas of incompatibility were with the objectives that result in the need for development against the objectives that seek to protect and enhance the environment and natural resources.

## IDENTIFICATION AND INITIAL ASSESSMENT OF OPTIONS

- 2.17 In developing the housing document a range of options were considered. Firstly, strategic options for the allocation of the housing sites were considered. These options were derived from the Sustainability Hierarchy of Settlements in Mid Sussex. The assessment of the options concluded that the most sustainable broad option was to locate the housing sites in and adjacent to the category 1 and 2 settlements. The category 1 settlements are Haywards Heath, Burgess Hill and East Grinstead, while the category 2 settlements are Copthorne, Crawley Down, Cuckfield, Hassocks/Keymer, Hurstpierpoint and Lindfield. However, it was considered that by solely restricting the selection of housing sites in accordance with this option would be a flawed process. Therefore all sites that were submitted to the District Council as potential housing allocations were considered as options. All sites that were classed as greenfield sites were appraised to enable the potential impact on the 19 sustainability objectives to be determined for each site. Those sites that had the most positive and the fewest negative impacts were given greater priority when it came to selecting the sites for inclusion of both the Preferred Options housing document and the submitted document.
- 2.18 Sites that had been identified through the Urban Capacity Study as potential housing sites on previously developed land were also appraised as options for allocating as housing. In addition, sites on previously developed land, which had been submitted to the Council at the early engagement stage and consultation stage for the preferred options, were also appraised as potential housing allocations.
- 2.19 When the Small Scale Housing Allocations Document, as submitted to the Secretary of State, was consulted upon a number of respondents submitted alternative sites that they were seeking to get allocated for housing. These sites were considered during the Examination in Public that took place between March and June 2007. Approximately half of these sites had not previously been considered by the District Council and had therefore not been subject to the Sustainability Appraisal process. Therefore, it was the proponents of those sites responsibility to undertake a Sustainability

Appraisal of that site. These appraisals were required to be in conformity with the methodology used by the District Council.

## **ASSESSMENT OF THE SMALL SCALE HOUSING ALLOCATIONS DEVELOPMENT PLAN DOCUMENT**

- 2.20 Those sites that have been included in the adopted housing document have had a detailed appraisal undertaken on them to enable the potential sustainability impacts of the document to be determined. This has enabled any potential negative impacts to be mitigated against as far as possible. This has generally been in the form of certain aspects of the policy requirements that have been prepared for each site allocation.

## 3.0 Background

### WHAT IS SUSTAINABLE DEVELOPMENT?

3.1 Sustainable development is about ensuring a better quality of life for everyone, now and for generations to come. It is about considering the long-term social, economic and environmental issues and impacts in an integrated and balanced way. The UK Government has set five guiding principles to achieve the sustainable development purpose. These principles will form the basis for policy in the UK and are as follows:

- **Living Within Environmental Limits** – Respecting the limits of the planet's environment, resources and biodiversity – to improve our environment and ensure that the natural resources needed for life are unimpaired and remain so for future generations.
- **Ensuring a Strong, Healthy and Just Society** – Meeting the diverse needs of all people existing and future communities, promoting personal wellbeing, social cohesion and inclusion, and creating equal opportunity for all.
- **Building a strong, stable and sustainable economy** - Providing prosperity and opportunities for all, and in which environmental and social costs fall on those who impose them (polluter pays), and efficient resource use is incentivised.
- **Promoting Good Governance** – Actively promoting effective, participative systems of governance in all levels of society – engaging people's creativity, energy and diversity.
- **Using Sound Science Responsibly** – Ensuring policy is developed and implemented on the basis of strong scientific evidence, whilst taking into account scientific uncertainty (through the precautionary principle) as well as public attitudes and values.

3.2 The Sustainability Appraisal of the Preferred Options stage of the housing document predated the publication of the Governments strategy, "Securing the Future", which established these five principles. Instead, the report referred to the achievement of the following four objectives;

- Social progress which recognises the needs of everyone
- Effective protection of the environment
- Prudent use of natural resources
- Maintenance of high and stable levels of economic growth and employment.

3.3 It is considered that the five guiding principles to achieve the sustainable development purpose encompass the four objectives listed in the above paragraph. In addition it is felt that the principles of promoting good governance and using sound science responsibly were incorporated into the Sustainability Appraisal process leading to the Preferred Options stage. This is because the housing document and accompanying appraisal were prepared in consultation with the public and stakeholders as well as drawing upon scientific information where available to help assess options and the document itself. It was therefore decided that the Sustainability Appraisal approach remained valid and appropriately addressed the principles of sustainable development in light of this amended definition.

## **SUSTAINABILITY APPRAISAL AND STRATEGIC ENVIRONMENTAL ASSESSMENT**

- 3.4 Section 39 of the Planning and Compulsory Purchase Act 2004 requires Local Development Documents to be prepared with a view to contributing to the achievement of sustainable development. This requirement is further expanded upon in Planning Policy Statement 12: Local Development Frameworks, which requires a Sustainability Appraisal and Strategic Environmental Assessment to be undertaken for Local Development Frameworks. The requirement for a Strategic Environmental Assessment (SEA) is set out in the European Directive 2001/42/EC, adopted into UK law as the "Environmental Assessment of Plans and Programmes Regulations 2004". A SEA ensures that the environmental effects of certain plans and programmes, including land-use plans are taken into account.
- 3.5 The aim of the Sustainability Appraisal and SEA is to ensure that the Local Development Framework is as sustainable as possible. The process involves examining the likely effects of the plan, and considering how they contribute to environmental, social and economic well being. Where problems are identified mitigation measures can be proposed and put in place. These processes can therefore improve the overall sustainability of the plan being prepared.
- 3.6 The Sustainability Appraisal and SEA processes are similar and have therefore been undertaken together. For ease of reference this document will refer to both processes as a Sustainability Appraisal. However, Government guidance suggests that the Sustainability Appraisal Report should identify where the requirements of SEA have been met. Hence, table 2 below sets out where the requirements of the SEA Directive have been met in this report;

**Table 2**

<b>Requirements of the SEA Directive (The Environmental Report should.....)</b>	<b>Where the requirement has been met</b>
....provide an outline of the contents, main objectives of the plan and information on the relationship of the plan with other relevant plans and programmes.	Paragraphs 3.7 - 3.12 and Section 5, in particular paragraphs 5.1 - 5.12, and Appendix A
....provide information on the environmental protection objectives, established at international, Community or national level, which are relevant to the plan....and the way those objectives and any considerations have been taken into account during its preparation.	Section 5, Appendix A and Appendix B
....provide information on relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan and the environmental characteristics of the areas likely to be significantly affected.	Section 5, in particular paragraphs 5.22 - 5.32, and Appendix B
....provide information on any existing environmental problems which are relevant to the plan including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Directives 79/409/EEC and 92/43/EEC.	Section 5, in particular paragraph 5.47

<b>Requirements of the SEA Directive (The Environmental Report should.....)</b>	<b>Where the requirement has been met</b>
....provide an outline for the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken including any difficulties encountered in compiling the required information.	Section 6 and Section 4
....include information on the likely significant effects on the environment of implementing the plan, including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage, landscape and the interrelationship between the above factors. These effects should include secondary, cumulative, synergistic, short, medium and long-term, permanent and temporary, positive and negative effects.	Section 7
....include the measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan.	Section 7
....provide information on a description of the measures envisaged concerning monitoring.	Section 8
.....provide a non-technical summary of the information provided under the above headings	Section 2
<b>Requirements of the SEA Directive (Consultation with.....)</b>	<b>How the requirement has been met</b>
....Authorities with environmental responsibility when deciding on the scope and level of detail of the information to be included in the Environmental Report.	Section 4, in particular paragraphs 4.10 - 4.15
....Authorities with environmental responsibility and the public shall be given an early and effective opportunity within appropriate time frames to express their opinion on the draft plan and the accompanying Environmental Report before the adoption of the plan.	Section 4, in particular paragraphs 4.16 - 4.19
....other EU Member States, where the implementation of the plan or programme is likely to have significant effects on the environment of that country.	Not applicable.
To take the Environmental Report and the consultation responses into account during the preparation of the plan.	This has been demonstrated by the changes made to the plan between the Preferred Options stage and Submission stage.
When the plan is adopted the authorities with environmental responsibility and the public will be informed and the following items made available; (a) the plan as adopted; (b) a statement summarising how environmental considerations have been integrated into the plan and; (c) the measures decided concerning monitoring.	This has/will be undertaken at the earliest possible opportunity after the Small Scale Housing Allocations DPD has been adopted.
To monitor the significant environmental effects of the implementation of the plan in order to identify at an early stage unforeseen adverse effects, and to be able to undertake appropriate remedial action.	This will be undertaken on an annual basis and detailed within the District Council's Annual Monitoring Report.

## **THE LOCAL DEVELOPMENT FRAMEWORK - SMALL SCALE HOUSING ALLOCATIONS DEVELOPMENT PLAN DOCUMENT**

3.7 Prior to undertaking a Sustainability Appraisal, it is necessary to have an understanding of what the Local Development Framework (LDF) is and how the Small Scale Housing Allocations Development Plan Document fits into the process. The land use planning document for the District is the current Mid

Sussex District Council Local Plan, which was adopted in May 2004. This document provides the District wide framework for development up until the policies within the document have either been implemented or superseded by policies contained within an adopted Local Development Document. The LDF will be made up of a series of Local Development Documents. Initially these documents will include;

- The Core Strategy – this will consist of the Vision and Core Policies for the LDF.
- The Small Scale Housing Allocations Document – this will contain the housing allocations up until 2016.
- Area Action Plan for the Strategic Development at East Grinstead – this document will detail how the Structure Plan requirement for 2500 new dwellings and a relief road will be brought forward on land to the south/south-west of the town.
- A number of Supplementary Planning Documents (SPD's) covering subjects such as sustainable construction as well as area/site specific development briefs and master plans.

3.8 In preparing each Local Development Document there will be the aim of contributing towards the achievement of the Local Development Framework objectives contained in the Core Strategy. However, throughout the production of the housing document the District Council did not have an adopted Core Strategy. Hence, there were no adopted objectives for the Local Development Framework. However, during the production of the housing document there were objectives in a draft format for the emerging Core Strategy. These objectives were therefore used for the purposes of developing the housing document. These objectives were informed by the vision for Mid Sussex. The Mid Sussex Community Strategy, published by the Mid Sussex Local Strategic Partnership in 2004, sets out a ten year vision for the District. The vision is as follows;

*"Mid Sussex is known as a desirable place in which to live, work and visit with an outstanding natural environment and convenient location, with a relatively good transport network. The district has the potential to deliver an even higher quality of life for all of its residents - creating an attractive, thriving and vibrant place.*

*With our partners, the Council wishes to enhance the reputation of Mid Sussex and the availability of services and facilities in the district. We will protect and enhance the attractive built and natural environment for present and future generations. We will create sustainable balanced communities across the District with a high quality of life for all residents and increase the provision of affordable housing. We will aim, working with our partners, to deliver improved and vibrant town centres, better equipped to compete with larger regional centres and to serve the surrounding communities.*

*We will deliver the strategic development requirements of the West Sussex Structure Plan for the period up to 2016 and will also take account of the longer term needs of the area which emerge through the South East Plan. We will aim to manage development pressures in order to encourage economic growth and ensure that new homes and jobs are served by a full range of infrastructure, whilst protecting the character and attractiveness of the district and the individual identity of settlements.*

*The major locations for new house building will be in and around the three towns. In the period to 2016 the most significant proportion of these will be at East Grinstead accompanied by a relief road for the town. Where possible urban capacity will be maximised through the use of previously developed sites. A small proportion of new housing will also take place in and around the villages, particularly in those that act as local service centres and can most sustainably accommodate development.*

*In this way we aim to build a reputation for Mid Sussex that fosters pride in its residents and workforce. It is our belief that this improved sense of pride and well being will help to ensure that Mid Sussex will develop as a desirable area to visit and in which to live and work."*

- 3.9 This vision, along with the spatial strategy for Mid Sussex, was used to develop draft key objectives for the emerging Core Strategy. These objectives, at the time the housing document was submitted to the Secretary of State, were as follows<sup>1</sup>;

**Locational Objective:** to ensure that new development is sustainable by concentrating it in and around the towns and larger villages and by re-using previously developed land in preference to greenfield sites.

**Infrastructure Objective:** to ensure that new development is supported by necessary and appropriate infrastructure provision for its needs, including facilities and services and that this compensates for existing infrastructure deficiencies within the District and brings benefits to the community.

**Countryside Objective:** to protect, enhance and not detract from the distinctive rural character of Mid Sussex; conserve the countryside and its special qualities; retain the separation between settlements and encourage sustainable development that supports farming and rural communities.

**Character Objective:** to protect, enhance and not detract from the varied and historic character of the settlements and the countryside within the District; to protect, enhance and not detract from the settings of settlements and to promote local distinctiveness.

**Natural Environment Objective:** to protect and enhance the outstanding natural environment or urban and rural Mid Sussex and ensure that development takes an adequate account of biodiversity in its design and implementation.

**Design Objective:** to promote high quality design, materials, construction, and layout that embody sustainability principles; protects, enhances and does not detract from the character of the area; and provides inclusive access for all.

**Housing Objective:** to deliver the homes required by central government, as set out in the West Sussex Structure Plan 2001-2016; to ensure that efficient use is made of land in terms of density whilst respecting local character; and

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<sup>1</sup> It should be noted that these objectives have changed slightly since the housing document was submitted. However, these amended objectives are not referred to in this document as the Small Scale Housing Allocations Document was not prepared against them.

to ensure that a suitable mix of size, type, tenure and affordability of housing is achieved to meet the needs of the area.

**Economy Objective:** to ensure continued sustainable economic growth in Mid Sussex whilst at the same time protecting and enhancing the amenities and environment of the District; to retain and attract high value added businesses to Mid Sussex; and to work in partnership with other bodies to improve workforce skills and match them with those required by local businesses.

**Tourism Objective:** To encourage sustainable tourism which contributes to the local economy and attractiveness of Mid Sussex as a place to visit whilst at the same time safeguarding the amenities and environment of the District.

**Town Centre Objective:** to deliver attractive, vibrant and competitive town centres that meet the economic, social and cultural aspirations of the community; which are well designed using distinctive modern architecture and providing high quality public spaces.

**Shopping Objective:** to secure a range of sustainable shopping opportunities that improve the vitality of the District's town centres and enable them to better compete with the larger regional centres; and to enable the villages to provide essential services to rural areas.

**Transport Objective:** to promote a choice of ways to access new development; to enhance the existing transport network and improve public transport capacity to enable the use of sustainable modes of transport and the efficient and safe movement of traffic within and through the District.

**Recreation, Leisure And Open Space Objective:** to encourage healthy, fulfilled and balanced lifestyles by securing the provision of an appropriately located range of recreational and leisure facilities and areas of open space to meet the diverse needs of the community throughout the District.

**Community Safety Objective:** to enhance community safety and reduce the fear of crime in the District.

**Community Services Objective:** to secure the provision of appropriately located and designed community facilities and public services, including those provided by the voluntary sector; to improve access to health facilities; to enable increased support for older people and to ensure that facilities and services are accessible to everyone to needs them.

- 3.10 The above objectives applied to the production of the housing document, in particular the housing objective. In meeting these objectives the housing document has had regard to the requirements of the West Sussex County Council Structure Plan 2001 – 2016, in particular Policy NE1. This policy sets out the requirement for Mid Sussex of 10,175 homes for the full 15 year plan period. Background papers to the Structure Plan envisage that the annual rate of housing provision for 2006-2011 will be 685 homes per year and for 2011-2016 690 homes per year. Hence, provision will need to be made for approximately 6,900 new homes in Mid Sussex during the period 2006 to 2016, which is the period covered by the housing document.

- 3.11 The Structure Plan requires the provision of 2500 new dwellings in an area of search to the west and south west of East Grinstead. An Area Action Plan will deal with the proposed location and details of this allocation. The Structure Plan also required 450 new homes to be located on small scale greenfield sites around the District, for the period 2006-2016. However, between the publication of the preferred options and the submission stage for the housing document this figure of 450 increased. This is due to the rate of housing completions for the period up to 2006 being lower than previously estimated and the expectation that only 1,300 dwellings will be completed at the strategic site at East Grinstead by 2016. Although the Structure Plan does not define 'small scale' it is likely that these will be on sites of no more than 250 dwellings in one location. The locations are set out in the housing document and appraised in this Sustainability Appraisal Report.
- 3.12 The housing document also details a number of housing sites on previously developed land. Through the Structure Plan requirements 3000 homes will need to be provided on previously developed land during the plan period. The Council has undertaken an Urban Potential Study to establish sites that are capable of accommodating 10 or more dwellings in the towns and larger villages. The study has concluded that 3000 dwellings can be accommodated on previously developed sites within built up areas during the period 2006 – 2016. A number of these sites have been included as allocations in the housing document.

### **COMPLIANCE WITH GOVERNMENT REGULATIONS AND THE SEA DIRECTIVE**

- 3.13 In carrying out the appraisal process, the requirements of the European Directive 2001/42/EC (the SEA Directive) and the Environmental Assessment of Plans and Programmes Regulations 2004 (the SEA Regulations) that transpose the Directive into English law were followed. In addition, this appraisal followed the requirements and guidance contained in the following publications;
- The Planning and Compulsory Purchase Act 2004.
  - Planning Policy Statement 12 (PPS12) – Local Development Frameworks.
  - A Practical Guide to the Strategic Environmental Assessment Directive (ODPM, September 2005) and the draft guidance that proceeded this document.
  - Sustainability Appraisal of Regional Spatial Strategies and Local Development Frameworks – Guidance for Regional Planning Bodies and Local Planning Authorities (November 2005), and the consultation draft of this guidance prior to November 2005.

## **4.0 Appraisal Methodology**

### **INTRODUCTION TO THE METHODOLOGY**

- 4.1 This Sustainability Appraisal Report, which incorporates a Strategic Environmental Assessment, assesses the impacts of the Small Scale Housing Allocations Development Plan Document. The Appraisal has been prepared in accordance with the Government guidance, "Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents" (November 2005).
- 4.2 The appraisal methodology can be summarised as follows;
1. The collection of baseline information on the District as it is today.
  2. The identification of plans, programmes, policies, strategies and initiatives that will impact upon the housing document and the proposed sustainability objectives and indicators.
  3. Establishing the sustainability objectives and indicators (the Sustainability Framework) from examination of the baseline data, the plans, programmes and policies and the issues arising from these sources of data/information.
  4. Ensuring compatibility between the sustainability objectives and the Local Development Framework objectives.
  5. Consultation on the Scoping Report.
  6. Finalising the objectives and indicators.
  7. Assessment of the housing options.
  8. Assessment of the Small Scale Housing Allocations Development Plan Document - Preferred Options.
  9. Assessment of the housing document, as submitted to the Secretary of State.
  10. Assessment and consultation on further housing options that were submitted during the consultation period for the submitted housing document.
  11. Assessment of the housing document following any changes made to it following the Inspector's report resulting from the Examination in Public.
  12. The establishment of monitoring procedures for the housing document.

### **COLLECTION OF BASELINE DATA**

- 4.3 The collection of baseline data and the identification of plans, programmes and policies, which would impact on the housing document, constituted the initial work on the Sustainability Appraisal process. This work was undertaken alongside initial work on the production of the housing document, as this was a task that was required for this process.
- 4.4 The collection of baseline data was undertaken by a review of documents and data available to the Council. Such data sources included the Corporate Plan, the Mid Sussex Community Profile 2004, Census data and external organisations, such as the Countryside Agency (now part of Natural England) and the Environment Agency. Where possible, data was collected at a District level, although in some instances it was not available and was therefore collected at county, regional or national level. Throughout the Sustainability Appraisal process some of this data has been updated, where possible, or added to. Information obtained by this process is detailed in Section 5 of this report.

## **PLANS, PROGRAMMES, POLICIES, STRATEGIES AND INITIATIVES**

- 4.5 The list of plans, programmes, policies, strategies and initiatives that would impact upon the housing document was initially prepared by the officer undertaking the Sustainability Appraisal work. Informal discussions then took place with staff from other internal sections as well as members of the Planning Policy Section to ensure that there were no significant gaps in the list. A few further plans, programmes, policies, strategies and initiatives were suggested at the Scoping Report consultation stage. Additional documents that have been produced since the original list of plans, programmes, policies, strategies and initiatives that was produced during the production of the housing document were included within the list. The outcomes of this process are further detailed in Section 5 of this report.

## **THE SUSTAINABILITY FRAMEWORK**

- 4.6 Through examination of the baseline data and the plans, programmes, policies, strategies and initiatives it was possible to identify the current social, economic and environmental issues faced by the District.
- 4.7 By taking into account the current social, economic and environmental issues facing the District it was possible to develop a range of sustainability objectives. The objectives from the Integrated Regional Framework (IRF) for the South East of England and the objectives of the Mid Sussex Community Strategy were also taken into consideration. The objectives were devised in consultation with other internal sections of the Council and were further refined following comments received at the Scoping Report consultation stage.
- 4.8 As part of the process of establishing sustainability objectives, indicators were proposed for each objective. In establishing these indicators an examination of current monitoring undertaken by the Council was conducted. This enabled more than one relevant indicator for most of the objectives to be identified and ensured that data could be obtained for such indicators. Following the consultation period on the Scoping Report, these indicators were refined so that as far as possible they provide a direct measure of how the planning process contributes to each objective. Additions and amendments to the baseline data, plans, programmes, policies, strategies and initiatives have occasionally resulted in minor changes to the sustainability framework, particularly some indicators. In addition, where indicators have been proposed but have subsequently proved to be not feasible to monitor they have been removed.

## **COMPATIBILITY OF OBJECTIVES**

- 4.9 The sustainability objectives were assessed against each other and against the emerging objectives of the Local Development Framework (LDF). The aim of this process was to identify areas of potential conflict between the different sustainability objectives and the draft objectives of the LDF. Identification of these conflicts meant that when assessing the housing document, possible ways forward to mitigate the conflicts could be found.

## CONSULTATION

- 4.10 Consultation has been a significant aspect of the Sustainability Appraisal process. This consultation has been with external organisations and the public, as well as with other departments within the Council. Informal consultation with the other internal sections within the Council took place at the stages of gathering baseline data and compiling the list of plans, policies, programmes, strategies and initiatives. These sections were also consulted on various options that were considered for the housing document.
- 4.11 The first formal external consultation stage was the scoping exercise that was undertaken, which involved consultation with the statutory bodies with environmental responsibilities. In accordance with "The Environmental Assessment of Plans and Programmes Regulations 2004" these bodies were the Environment Agency, Countryside Agency, English Nature and English Heritage. The Scoping Report these agencies were consulted on summarised the stages of the Sustainability Appraisal process as set out above (paragraphs 4.3 to 4.9).
- 4.12 In accordance with the Government's draft consultation guidance on Sustainability Appraisal of Regional Spatial Strategies and Local Development Frameworks (which was the most relevant guidance at the time), it was decided to expand the Scoping Report consultation beyond the four statutory environmental bodies. Hence, all neighbouring Local Authorities, all Town and Parish Councils within the District, West Sussex County Council, other internal sections in the District Council and Government Office for the South East (GOSE) were all consulted on the document. The document was also made available to the general public at all Council libraries and help points and the Councils web site.
- 4.13 The consultation period lasted for a period of five weeks in January and February 2005. Comments were received from the Countryside Agency, Environment Agency, English Nature, Horsham District Council, Tandridge District Council, Ardingly Parish Council, Council members and the District Council's Housing Section. No comments were received from English Heritage.
- 4.14 English Nature and the Environment Agency suggested additional sources of baseline information and other plans, programmes, policies, strategies and initiatives that will influence the Local Development Framework (LDF) and in particular the housing document. Horsham District Council felt that some of the economic objectives proposed were duplicating each other and Tandridge District Council were recommending that the impacts on their District from the proposed 2500 new dwellings at East Grinstead are taken into account when the appraisal for those relevant parts of the LDF are undertaken.
- 4.15 The comments received from English Nature, Environment Agency, Horsham District Council, Council members and the Council's Housing Section have been incorporated into this document as far as possible. The comments received from Tandridge District Council have been taken on board in the Sustainability Appraisal work for the East Grinstead Area Action Plan. The remaining comments received were not specific enough to enable the comments to be incorporated into the document (i.e. support given for the approach proposed to be taken for the appraisal process).

- 4.16 In response to the consultation on the Preferred Options for the housing document and the accompanying Sustainability Appraisal a large number of comments were received, including 273 separate representations relating to the Sustainability Appraisal itself. All of these representations are summarised in the Statement of Compliance that accompanies this report and the housing document. The main issues raised through this consultation are set out in the following paragraphs.
- 4.17 Of the 273 representations, approximately 20 were in support of certain parts of the Sustainability Appraisal report, or the whole of the report. A further 30 comments made general comments that were neither objecting to or in support of the report. The majority of the representations were objecting to part of the report or Sustainability Appraisal process. Many of these representations were submitted together with site-specific representations on the housing document itself. These comments were generally contesting the predicted impact that sites would have on certain sustainability objectives. These predicted impacts were re-examined in light of these comments. Other representations received commented on the wording of sustainability objectives, the appropriateness of certain indicators and the current issues that had been identified for the district. In response to these representations the Sustainability Framework was re-examined, with a few changes being made to certain indicators. It was felt that the objectives should remain the same (although the wording for a couple of the objectives did change slightly) as they had previously been changed in light of the consultation of the Scoping Report and were considered by officers to be relevant objectives to the district, particularly as they reflected the sustainability objectives for the emerging South East Plan.
- 4.18 The methodology used for the Sustainability Appraisal process, in terms of the strategic options chosen, also received objections, as well as some comments of support. Linked to this, some representations felt that the sites selected in the Preferred Options report were not a reflection of the findings in the Sustainability Appraisal. The Government Office for the South East (GOSE) made the comment that the appraisal report had not identified the outcomes of the appraisals of sites that had not been included in the Preferred Options report. It has therefore been decided to document the appraisals of all sites considered for allocating in this report (previously appraisals for these sites were only available on request).
- 4.19 On submitting the housing document to the Secretary of State the District Council undertook a six week statutory consultation exercise on that document together with the accompanying Sustainability Appraisal Report. A number of respondents submitted alternative sites that they wished to see allocated for housing in the adopted housing document. The District Council had not previously considered some of these sites and therefore it was the responsibility of the proponents of those sites to undertake a Sustainability Appraisal of the site together with the appropriate consultation on the appraisal.

#### **WHEN THE SUSTAINABILITY APPRAISAL WAS UNDERTAKEN AND WHO WAS INVOLVED**

- 4.20 The Sustainability Appraisal process has been led by one of the Senior Planning Officers based in the Planning Policy Section. Technical information

and expertise of other officers of the Planning Policy Section as well as officers from other Council Sections has also been utilised.

- 4.21 Work on the Sustainability Appraisal process began in August 2004 with the commencement of the collection of baseline information. As previously mentioned, the Scoping Report was issued for consultation in January and February 2005. Work on the Small Scale Housing Allocations Document began in Spring 2004 with various options for potential housing site allocations being submitted to the Council. Work on assessing the various options for the housing document was undertaken in February 2005 with the Preferred Options being assessed in March and April 2005. Consultation on the Preferred Options and the accompanying Sustainability Appraisal was undertaken in May and June 2005. Responses to these documents were summarised and examined between July and December 2005. Additional options that had been put to the Council (during the consultation period on the Preferred Options) were appraised in January and February 2006, with the Submission Document being appraised in March and April 2006.
- 4.22 Consultation on the Submission Document and accompanying Sustainability Appraisal took place in May and June 2006. The Examination in Public for this document commenced in March 2007 and the document was adopted in April 2008.

## 5.0 Sustainability Objectives, Baseline and Context

### LINKS TO OTHER PLANS, PROGRAMMES, POLICIES, STRATEGIES AND INITIATIVES

5.1 The allocations contained in the Small Scale Housing Allocations Document, as well as the other Local Development Documents that will be produced, have and will be influenced by a wide range of other plans, programmes, policies, strategies and initiatives (PPPSI's). These PPPSI's range from documents produced at an international level to those at a local level. The SEA Regulations, as well as the Government guidance on Sustainability Appraisals, require all PPPSI's that have influenced the production of the Local Development Document to be identified in the Sustainability Appraisal Report. Any potential constraints, conflicts and synergies that exist between the PPPSI's should also be identified.

5.2 In identifying all the PPPSI's that have influenced the production of the housing document every attempt has been made to include as many of the PPPSI's as possible. Several additional PPPSI's were suggested to the Council at the Scoping Report stage and the consultation stage on the Preferred Options. These documents have been identified in the final list. In addition, PPPSI's that were produced since the consultation stage on the Preferred Options were also added to the list (e.g. PPS3 and PPS25). Despite this it should be noted that the final list is unlikely to be completely exhaustive.

5.3 Appendix A of this report sets out the PPPSI's that have influenced the production of the housing document. In the appendix the PPPSI's have been split into six different categories to cover general sustainable development principles and then the Governments five principles for achieving sustainable development;

- Living within environmental limits
- Ensuring a strong, healthy and just society
- Achieving a sustainable economy
- Promoting good governance
- Using sound science responsibly

There are a number of PPPSI's that cover one or more of the above headings; these have been placed in the general sustainable development category where it is clear that they can impact on all five principles for achieving sustainable development. For PPPSI's that could impact on two or three of the principles a decision has been made to include them in only one category.

5.4 A summary of the plans, programmes, policies, strategies and initiatives that have influenced the housing document is set out in the following paragraphs.

5.5 There is a hierarchy of documents that affected the housing document. These start at an international level, moving down through national, regional, county, district and to a local level. Generally where there were conflicts between the different levels of documentation, the higher level document took priority.

- 5.6 At an international level there are several PPPSI's that influenced the housing document, including the Kyoto Protocol and the European Union Sixth Environmental Action Plan. Most of this international policy and guidance has been interpreted into guidance and policy at a national level.
- 5.7 Policies and guidance produced nationally has been one of the main influences on the production of the housing document. Planning Policy Guidance notes (PPG's), which are gradually being replaced by Planning Policy Statements (PPS's), set out the Government's strategy for development. All PPG's and PPS's that are of relevance to the production of the housing document and Mid Sussex District have been included in the list of PPPSI's in Appendix A.
- 5.8 At a regional level, the Government has prepared Regional Planning Guidance for the South East (RPG9) for the period up until 2016. The emerging South East Plan (the Regional Spatial Strategy) will eventually replace this guidance. The housing document has been prepared to be in conformity with RPG9, as well as the emerging South East Plan. RPG9 sets out policies that have a regional dimension to the national policies and guidance, as well as setting the housing requirement for West Sussex until 2016. Additional regional guidance has been prepared that impacted on the housing document, including The Town and Country Planning (Residential Density) (London, South East England, South West England, East of England and Northamptonshire) Direction 2005.
- 5.9 The West Sussex Structure Plan 2001-2016 has been the main strategy at a County level that has influenced the development of the housing document. Adopted in 2004, this document sets the framework for development within the County. Included within the document is the requirement for Mid Sussex to accommodate 6900 new dwellings, of which 2500 will be provided by the strategic development at East Grinstead, and 210,000 square metres of additional employment floor space up until 2016.
- 5.10 At a District level there are several key PPPSI's that have influenced the housing document. One of the key strategies has been the document entitled 'A Community Strategy for Mid Sussex 2004'. This document has been prepared by the District's Local Strategic Partnership and aims to improve the social, economic and environmental well being of the District, and to enhance the quality of life for everyone. Sustainable development is one of the guiding principles of the Community Strategy. Other District level PPPSI's that have influenced the preparation of the housing document include, Mid Sussex District Council's Corporate Plan, A Community Safety Strategy for Mid Sussex 2002 –2005, A Cultural Strategy for Mid Sussex 2002 – 2007 and Our Green Heritage: A Landscape and Biodiversity Strategy 2001.
- 5.11 There are PPPSI's that have influenced the development of the housing document that are not specific to a County or District level, but are listed in Appendix A of this report. These include the High Weald AONB Management Plan 2004 and River Basin Management Plans. At a more local level there are other documents such as village design statements, health checks and parish plans that have influenced the housing document. These documents set out the aspirations and needs of different parishes and communities.
- 5.12 The full collection of PPPSI's, as identified in Appendix A, identify a large number and range of policies and guidance, objectives and targets that need

to be, or could be, delivered by the housing document. One of the main challenges that has had to be met, in order to accord with the PPPSI's, is the need to accommodate new development within the District while at the same time ensuring the protection of the character of the rural and urban areas. Other challenges, constraints and conflicts between the range of PPPSI's are identified in Appendix A.

## **A PROFILE OF MID SUSSEX DISTRICT – THE BASELINE DATA**

5.13 Before the Sustainability Appraisal for the housing document was undertaken, it was important to understand the state of the District in economic, environmental and social terms. This information is known as the 'baseline' data and it provided the basis for identifying current sustainability issues facing the District, which informed the development of the sustainability objectives and indicators. Where appropriate the likely evolution of the following characteristics (baseline data) of the plan area (the District) in the absence of the housing document has been considered. It was for the Sustainability Appraisal of options, as set out in section 6, to set out the likely effects of the different options on these characteristics.

### *General characteristics*

5.14 Mid Sussex District is located between Crawley and Brighton, in the County of West Sussex. The District shares its boundaries with Surrey in the north, Brighton and Hove in the south, East Sussex to the east and Crawley and Horsham District to the west. The District covers an area of almost 130 square miles and has three main towns; Burgess Hill, East Grinstead and Haywards Heath. These three prosperous and growing towns each have their own strong identity, aspirations and requirements. The remainder of the District is largely rural in character with 25 villages and many small hamlets. More than half of the District lies within either the High Weald or the South Downs Areas of Outstanding Natural Beauty.

5.15 Mid Sussex has a population of 129,000 (mid 2005 figure) and has approximately 52,000 domestic properties. It is projected that this population will increase to 138,920 by 2016. Sixty percent of the population live in the three main towns, each having a population of approximately 25,000, with the remaining forty per cent living in the smaller villages and rural areas. The District has a reasonably balanced population in terms of age and gender, although there are fewer young adults between the ages of 20 and 35 compared to the national average and more 40-60 year olds than the national average.

5.16 In the absence of the Small Scale Housing Allocations Document it is expected that the population and number of domestic properties in the District will still increase, given the provision of housing through existing Local Plan allocations, windfall sites, and the strategic development of 2,500 new homes on land to the west/southwest of East Grinstead.

### *Economic characteristics*

5.17 The District is well connected to the strategic road and rail networks between London and the south coast. Gatwick Airport is close by in the neighbouring borough of Crawley. This strategic position has meant the District has been a magnet for growth resulting in a healthy and vibrant economy with only 1% of

the resident population claiming Jobseeker's Allowance (JSA) as at February 2006 (compared to 1.7% for the South East region).

- 5.18 There are 5,365 VAT registered businesses in Mid Sussex with over 90% of them employing 10 or fewer people. The remaining businesses, which employ more than 10 people, account for 76% of the workforce. 85.8% of employment in the District is within the service industry, of which jobs in distribution, hotels and restaurants and public admin, education and health account for 55%. Over 21% of employment in the District is within finance, IT and other business activities, with only 9% in manufacturing and 3.6% in construction. Due to advances in Information Technology there is becoming an increasing trend for home working.
- 5.19 Each of the three major towns has business parks and industrial estates, and their own distinctive economic features. Burgess Hill is an important office and manufacturing centre with a concentration of high tech companies in computing, telecommunications, simulation industry and pharmaceuticals. East Grinstead contains a number of regional headquarters in the finance, travel and general office sectors. Haywards Heath is a major centre for the banking, insurance and finance sectors and it is also the administrative centre for the District Council. The rural economy has been adversely affected by the changing agricultural economy with significant recent reduction in farming incomes.
- 5.20 The average gross weekly wage for people who live in the District is £512, which is £44 higher than the regional average and £79 higher than the national average. The average gross weekly wage for employees working in the District is £427. This is lower than the average for the region as well as nation, which is £450 and £432 respectively.
- 5.21 Subject to the health of the national economy, there is no reason to suggest that the economic situation in the District will significantly change from the existing in the absence of the housing document.

#### *Environmental Characteristics*

- 5.22 Mid Sussex District has a high quality built and natural environment. The two Areas of Outstanding Natural Beauty (the High Weald and the South Downs) cover 58% of the total land area of the District. There are three key landscape character areas within the District; the High Weald, the Low Weald and the Sussex Downs. A Landscape Character Appraisal has been undertaken for the District, which has identified ten Landscape Character Areas for the District. These areas are;

1. Devils Dyke and Clayton Downs
2. Fulking to Clayton Scarp
3. Hurstpierpoint Scarp Footslopes
4. Hickstead Low Weald
5. Upper Adur Valley
6. High Weald
7. High Weald Plateau
8. Worth Forest
9. Ouse Valley
10. High Weald Fringes

For each of these areas, key characteristics have been established, what changes are currently taking place to the area and its landscape and visual sensitivities. This information has been referred to in forming the 'baseline' data in terms of landscape condition for the District.

- 5.23 The District has 13 Sites of Special Scientific Interest (SSSIs), 50 Sites of Nature Conservation Importance (SNCIs) and 5 Local Nature Reserves, covering almost 20km<sup>2</sup>. SSSIs are of national importance designated for their nature conservation or geological value. The SSSI's within the district have been assessed and 90.5% of the units within the SSSI's have been found to be in favourable or unfavourable but recovering condition. SNCI's are designated for their local flora and fauna interest and value. The main features for which the SNCI's in the District have been designated for are ancient woodland, grassland, scrub and fauna, including bird interest. Local Nature Reserves have wildlife and / or geological features that are of local importance. There are no Special Protection Areas (SPAs), Special Areas of Conservation (SAC) or Ramsar sites within the District. Ancient Woodland is an important ecological resource within the District. South East England contains 40% of England's resource and there are approximately 5296 hectares of Ancient Woodland within Mid Sussex.
- 5.24 The District has significant importance to species identified in the Sussex Biodiversity Action Plan (BAP), which are also subject to protection under British and European legislation. These most notably include great crested newts, dormice, nesting birds, badgers and bats as well as a raft of other species. Mid Sussex contains many areas of importance to BAP Habitats, notably wet woodland that is represented within the significant areas of ancient and ghyll (gill) woodland within the stream valleys of the High Weald. There are also a significant number of standing water and wetland habitats, such as ponds (including historical mill sites and hammer ponds), lakes, reservoirs, and water meadows. In addition, the District contains many linear/running water habitats of small streams (e.g. Upper Adur streams) and ditches, which provide a network of wildlife corridors throughout the District.
- 5.25 In the absence of the housing document, assuming that current land uses and management practices continue, there is no suggestion that the integrity and value of the majority of the ecological and landscape resources within the District will alter significantly. One of the reasons for this is due to the fact that much of the landscape is protected by designations such as the AONB's and Strategic Gaps, whilst the ecological resources are generally protected by national legislation and Local Plan policies.
- 5.26 On a far broader scale, it is possible that climatic factors could effect the ecological and landscape resources described. There is already clear evidence to show that climate change has resulted in effects to flora and fauna including changes in populations, ranges, migration patterns, and seasonal and reproductive behaviour of certain species. Such effects are likely to become more apparent and extensive as the climate continues to change. However, in the context of the housing document, and in the absence of data at the time of writing, it is not possible to predict the likely effects of climate change.
- 5.27 Whilst the District of Mid Sussex is extensively rural, the majority of the population live in the towns and villages. As a result, it is the built up areas, which figure most prominently in many people's lives and the appearance,

and quality of their urban surroundings is an important factor in the quality of life.

- 5.28 The towns and villages of Mid Sussex are attractive and contain main areas of special townscape quality. There are 38 Conservation Areas, which are defined as "areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance". There are 1,029 listed buildings within the District. Of the Grade I and Grade II\* listed buildings none are at risk. In addition there are 9 registered parks and gardens within the District that account for nearly 30% of the West Sussex total, as well as 25 Scheduled Ancient Monuments and over 1000 reported archaeological sites and find-spots.
- 5.29 The District produces 45,000 tonnes of domestic household waste per annum, of which 21.5% is recycled. The Council operates a kerbside box-recycling scheme and there are 33 local recycling banks throughout the District. The majority of the rest of the waste currently goes to landfill sites, but there is less than 10 years of landfill space available and therefore in addition to waste minimisation alternatives to landfill may need to be found, particularly as this is generally accepted as the most unsustainable way of dealing with waste arisings. Industrial and agricultural waste is also a significant issue within the District as it is estimated that it accounts for around 20% of all waste produced.
- 5.30 In general, air quality in Mid Sussex is good. The Environment Act 1995 placed a requirement on Local Authorities to assess air quality and establish Air Quality Management Areas to ensure air quality problems are dealt with. Under this Act, a wide range of pollutants are monitored. Currently the assessments show that there are no concentrations of pollutants in Mid Sussex that are likely to exceed the specified threshold levels at which damage to health is considered likely. Therefore there are no Air Quality Management Areas in Mid Sussex District.
- 5.31 Within Mid Sussex District there are 1,516 properties (number of addresses, residential & commercial) that are identified as being at risk from flooding according to the Environment Agency's Flood Zone Maps. In addition, approximately 9 km<sup>2</sup> of the District (2.7% of the total land area) is at a high risk of fluvial flooding. There is also approximately 1.6 km<sup>2</sup> of the District that is affected by drainage problems, groundwater flooding and overland flows. Despite this, when compared to neighbouring District's, Mid Sussex is relatively unconstrained when it comes to areas at risk from flooding. However, due to ground conditions in the District (predominantly clay) and the fact that significant areas outside of the District, but within the same catchments, are at a high risk of flooding, the issue of appropriate drainage schemes is a major issue for all new and existing developments in Mid Sussex.
- 5.32 The use of water in Mid Sussex is rising with residents using on average 181 litres of water a day. This is an increase of 50% compared with water usage 25 years ago and is higher than the UK average of 154.1 litres. A study undertaken by the Environment Agency has shown that most of the area of Mid Sussex is within an area identified as having a deficit in water supply and therefore during a dry year the demand for water will be more than the water available for use. Water quality is another environmental issue for the District.

In 2006, 75% of assessed river stretches within the District were compliant with their River Quality Objectives (RQO's).

### *Social Characteristics*

- 5.33 Mid Sussex is not a deprived area when measured against national statistics. The Index of Multiple Deprivation put Mid Sussex in 346<sup>th</sup> place out of a total of 354 local authority areas. Less than 2% of the population are classed as income deprived, and there are no areas within the District that rank within the most deprived 20% in the country. This, however, is not the whole story. Some residents find it difficult to access the benefits enjoyed by others and there are some communities, which do not enjoy the same level of prosperity as most, with a lack of community services and facilities that can be easily accessed. In the absence of the housing document it is considered that the level of community services and facilities will remain similar to that which exists at present.
- 5.34 Of the 52,000 households in the District 80% are owner occupied and the majority (86%) of households in Mid Sussex own one or more cars. The housing stock is in good condition, with only 1% being identified as unfit for habitation in the last Housing Condition survey in 2000. Mid Sussex is one of the least affordable districts in the country to buy a house. The ratio of house prices to earnings is now 11.1 to 1, compared to 7.7 to 1 nationally.
- 5.35 As at the end of March 2005 there were 2686 applicants on the Common Housing Register wanting housing association homes in the District. This figure has increased steadily on an annual basis since 2002 when the number of applicants was 2049. In the absence of the housing document there is likely to be a shortfall in the provision of affordable housing to meet the District's needs in the coming years.
- 5.36 Each of the District's three towns are served by railway services; Haywards Heath and Burgess Hill are located on the London – Brighton service, whilst East Grinstead is the terminus of the Oxted Branch. The villages of Hassocks and Balcombe are served by less frequent services on the London – Brighton line. Private bus operators conduct services that connect the three towns with many of the District's villages and larger regional centres including Brighton, Horsham and Crawley. Despite this most journeys in Mid Sussex take place in private vehicles; 65.3% of the resident population travel to work by private motor vehicle (car, taxi or motorbike), 12.4% of the resident population travel to work by public transport and 11.2% of the resident population travel to work on foot or cycle. 22.3% of the resident population travel over 20km to work, principally to London and Brighton. This coupled with high car ownership and the majority of journeys being by private vehicle results in many of the District's urban areas and key road networks experiencing road congestion, especially at peak times.
- 5.37 Overall the health of Mid Sussex District residents is good. Life expectancy is 78 for men and 81.4 for women, which is similar to the rest of West Sussex, but slightly higher than the national average. Mid Sussex has an aging population, with a greater proportion between the ages of 65+ than 0 and 15. There is no reason to suggest that in the absence of the housing document that life expectancy in the District will continue to be higher than the national average and that the District will continue to have an aging population.

- 5.38 Concerning education, Mid Sussex has a range of Local Authority schools, including 42 primary schools, 7 secondary schools and 3 special needs schools. There are no Local Authority nurseries or universities within the District. The provision of day care, nursery education and out-of-school care is a significant issue for the District, with there being more demand than formal supply. For the District as a whole there are only 35 places in early education and childcare per 100 children aged 0-4 (Mid Sussex Community Profile, 2002). There is also a very limited supply of tertiary education within the District. Educational achievement in the District is generally good. In 2001, all secondary schools in the District achieved a higher percentage of pupils achieving 5 or more grade A\* to C at GCSE level than the West Sussex and national average. In the absence of the housing document it is considered that the standards of education achievement within the District will remain significantly above the national and county average.
- 5.39 Mid Sussex is generally a safe place to live when compared to regional and national crime statistics. However, there are crime hotspots in certain areas of the District, such as parts of the town centres. From the 1<sup>st</sup> January 2007 through to the 31<sup>st</sup> December 2007 there were 3.915 domestic burglaries per 1,000 households. This is a slight increase on the previous years figure. In the absence of the housing document there is no reason to suggest that the level of crime within the District will not continue to be lower than the general level of crime nationally.
- 5.40 In line with government guidance, as set out in PPG17, the Council commissioned Kit Campbell Associates to undertake an assessment of open space, sport and recreation. The audit considers the quality, quantity and accessibility of existing open space, sport and recreational facilities in and around the District. The findings suggest that, broadly speaking, Mid Sussex is sufficient in most forms of provision for the present population, although there are specific shortfalls in some areas. The assessment suggests that the quality of provision in the District compares favourably with other areas, broadly similar in nature to Mid Sussex. Indeed, the value of Mid Sussex's greenspaces - to the local community and in relation to wider issues such as wildlife and biodiversity – is generally good. It argues that the one area in which the present approach needs to be rethought is in relation to children's play, as the play value of many sites is actually quite limited.

#### **DIFFICULTIES IN COLLECTING DATA**

- 5.41 In collecting the baseline data for the Sustainability Appraisal many different sources of information were used. The ODPM guidance, the 'Sustainability Appraisal of Regional Spatial Strategies and Local Development Frameworks' and the consultation draft of this guidance, highlighted potentially useful data sources and data sets, as well as providing an indication of the geographical level at which baseline data should be collected. This guidance was followed in this data collection exercise.
- 5.42 One of the difficulties faced in collecting data was finding data at a District level. For example, in several instances data is only collected at a County or Regional level. An example includes information on the amount of waste that is sent to landfill.
- 5.43 Several pieces of baseline data have been gained from Census information, which was last collected in 2001. As a full Census is only conducted every

ten years, some of this data is not particularly accurate as it is, or will be, out of date and cannot be monitored on a frequent basis.

- 5.44 Several pieces of potential baseline data have been identified in Appendix B (linked to the indicators) as being useful for the Sustainability Appraisal process, in particular monitoring. Some of this data will also be required for the Council's Annual Monitoring Report. However, as yet, no mechanism is in place to collect this data, and therefore none currently exists. The Council will explore ways of gaining this data in the future so that it can be reported in the Annual Monitoring Report. A few of the indicators identified in the Sustainability Appraisal Report, which was submitted alongside the housing document, have since been found to be unfeasible to monitor (i.e. it is not possible to obtain the data needed for that indicator) and have therefore been removed from the final set of indicators.
- 5.45 The baseline data that has been collected for the purposes of this Sustainability Appraisal is shown in full in Appendix B of this report. The data is identified alongside each sustainability objective it has assisted in developing. If available, any trends in data have also been identified in this appendix.

## **THE MAIN SOCIAL, ENVIRONMENTAL AND ECONOMIC ISSUES FOR THE DISTRICT**

- 5.46 As part of the Sustainability Appraisal process it was necessary to identify the key sustainability issues that are facing the District. These issues were identified from a number of sources, namely;
- A review of the plans, programmes, policies, strategies and initiatives influencing the housing document (as set out in Appendix A of this report).
  - Collection and analysis of the baseline data (as set out in Appendix B of this report).
  - Responses to community engagement exercises undertaken for the Local Development Documents to date.
- 5.47 In examining these sources, the following issues were identified:
- There is pressure to supply further housing within the District, in particular in the affordable housing sector.
  - The downturn in the rural economy in recent years, especially in the farming industry.
  - The need to sustain and enhance the high and stable economy of the District as a whole.
  - The District's three main towns provide the focus for many local communities with the majority of facilities, services and activities being concentrated there. However, it is recognised that the three town centres are under-performing.
  - New services and facilities will need to be provided in areas of population growth and all new development needs to have adequate infrastructure provision.
  - Ease of access to existing facilities and services is an issue for many residents in Mid Sussex, in particular those in rural areas.
  - Car ownership and use is high, contributing to congestion and climate change.

- Climate change is a major issue for the District and it is important that Mid Sussex District Council addresses the consequences and causes of climate change.
- Water usage is increasing, putting further pressure on water resources, which is further exacerbated by climate change.
- Water quality, both in watercourses and aquifers, needs to be maintained and enhanced.
- Flood risk is an issue for the District, in particular relating to surface water drainage from new developments.
- The amount of waste produced in Mid Sussex is increasing, while at the same time the land available to dispose of waste (landfill) is reducing. However, this is seen as the most unsustainable option by which to manage waste arisings.
- The need to maintain and enhance the high quality natural, built and historic environment and biodiversity of the District.
- An ageing population is likely to increase the demands on health and social care, in particular the need for residential nursing care.

## **THE SUSTAINABILITY APPRAISAL FRAMEWORK: OBJECTIVES AND INDICATORS**

5.48 In order to assess the contribution the Small Scale Housing Allocations Document will make towards sustainable development, a range of sustainability objectives and indicators were developed. The objectives and indicators combined are known as the Sustainability Framework. It is important to note that these sustainability objectives are distinct from the Local Development Framework objectives in that the LDF objectives aim to deliver the vision and spatial strategy for Mid Sussex. The sustainability indicators provide a mechanism to measure how the housing document is contributing to sustainable development once it has been adopted. The objectives and indicators are as follows;

- 1. To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home.**
  - *housing completions per annum (net);*
  - *figure above/below the cumulative Structure Plan requirement*
  - *number of affordable homes completed annually (net);*
  - *number of households accepted as full homeless;*
  - *private dwellings made fit or demolished;*
  - *financial contributions towards affordable housing provision;*
  - *number of affordable housing dwellings completed on rural exception sites per annum;*
  - *Gypsies and travellers - total number of available authorised sites in relation to identified demand*
  - *number of key worker (homebuy) households delivered annually*
- 2. To ensure development does not take place in areas of flood risk, or where it may cause flooding elsewhere, thereby minimising the detrimental impact to public well-being, the economy and the environment from flood events**
  - *number of properties at risk of flooding, as defined by the Environment Agency;*
  - *number of planning applications approved contrary to advice given by the Environment Agency on flood risk/flood defence grounds*

3. **To improve the access to health facilities and reduce inequalities in health.**
  - *number of applications resulting in the loss of health facilities;*
  - *number of applications resulting in new, extended or improved health facilities;*
  - *percentage of new dwellings within 300 metres of accessible greenspace;*
  - *percentage of new residential developments within 30 minutes public transport time of a GP or hospital.*
  
4. **To maintain and improve the opportunities for everyone to acquire the skills needed to find and remain in work and increase access to educational facilities.**
  - *percentage of population of working age qualified to NVQ level 3 or equivalent;*
  - *percentage of adults with poor literacy and numeracy skills;*
  - *percentage of new residential development within 30 minutes public transport time of a primary and secondary school.*
  
5. **To create crime resistant communities.**
  - *all crime – number of crimes per 1000 residents per annum;*
  - *number of domestic burglaries per 1,000 households.*
  
6. **To improve accessibility to retail and all community services and recreation and leisure facilities.**
  - *percentage of new residential development within 30 minutes public transport time of a major retail centre(s);*
  - *percentage of new dwellings within 300 metres of PPG17 surveyed open space and recreation facilities;*
  - *amount of retail floorspace (A1) completed per annum (net);*
  - *amount of leisure floorspace (Use Class D2) completed per annum (gross)*
  - *financial contributions towards leisure facilities.*
  
7. **To improve efficiency in land use through the re-use of previously developed land and existing buildings, including re-use of materials from buildings, and encourage urban renaissance.**
  - *percentage of new homes developed on brownfield land;*
  - *percentage of new employment floorspace (Use Classes B1, B2 and B8) on previously developed land (completed and occupied);*
  - *density of new housing developments;*
  - *amount of Best and Most Versatile Agricultural Land (Grades 1, 2 and 3a) lost to development.*
  
8. **To maintain and enhance the high air quality in the District.**
  - *number of Air Quality Management Areas.*
  
9. **To address the causes of climate change through reducing emissions of greenhouse gases and ensure that the District is prepared for its impacts.**
  - *number of properties at risk from flooding, as defined by the Environment Agency;*
  - *percentage of major housing applications built to Code for Sustainable Homes standards;*

- *proportion of journeys to work by public transport;*
- *renewable energy installations within Mid Sussex (% of indicative 2010 target attained/KW of electricity)*

**10. To conserve and enhance the District's biodiversity.**

- *condition of internationally and nationally important wildlife and geological sites (SSSI, SPA, SAC and Ramsar);*
- *number and area of SNCI's and LNR's within the District;*
- *area of ancient woodland within the District;*
- *change in priority habitats and species;*
- *number of planning applications granted contrary to advice given by Natural England on priority species and habitats and/or biodiversity grounds.*

**11. To protect, enhance and make accessible for enjoyment, the District's countryside and historic environment.**

- *buildings of Grade I and II\* and scheduled monuments at risk;*
- *number of Conservation Areas with appraisals and management proposals;*
- *open spaces managed to green flag standard;*
- *number of major developments in strategic gaps and AONB's;*
- *number of major developments in areas of high value in landscape terms;*
- *net gain / loss of Rights of Way;*
- *percentage of new dwellings within 300 metres of accessible greenspace;*
- *number of Listed Buildings within the district.*

**12. To reduce road congestion and pollution levels by improving travel choice, and reducing the need for travel by car.**

- *monetary investment in sustainable transport schemes, such as public transport facilities, cycleways, traffic calming measures and bus shelters (value of s.106 agreements);*
- *proportion of journeys to work by public transport, on foot or cycle;*
- *percentage of new residential development within 30 minutes public transport time of a GP, hospital, primary and secondary school, employment and a major retail centre.*

**13. To reduce the global social and environmental impact of consumption of resources by using sustainably produced and local products.**

- *percentage of major housing applications built to Code for Sustainable Homes standards.*

**14. To reduce waste generation and disposal, and achieve the sustainable management of waste, including the amount of waste that is either re-used or recycled.**

- *percentage of domestic waste that has been recycled;*
- *percentage of construction and demolition waste that is landfilled.*

**15. To maintain and improve the water quality of the District's watercourses and aquifers, and to achieve sustainable water resources management.**

- *percentage of stretches of watercourse that are compliant with River Quality Objectives (RQO's);*
- *daily domestic water use (per capita consumption);*
- *incidents of major and significant water pollution within the District;*

- *number of planning applications approved contrary to advice given by the Environment Agency on water quality issues;*
- *number and area of developments where appropriate remediation of contaminants has taken place.*

**16. To increase energy efficiency, and the proportion of energy generated from renewable sources in the District.**

- *percentage of major housing applications built to Code for Sustainable Homes standards;*
- *renewable energy installations within Mid Sussex (% of indicative 2010 target attained/KW of electricity).*

**17. To ensure high and stable levels of employment so everyone can benefit from the economic growth of the District.**

- *unemployment levels;*
- *net increase/decrease in completed office floorspace;*
- *percentage of the working age population who are in employment;*
- *average weekly pay for those who are employed in the district (full-time workers);*
- *number of new businesses setting up in the District.*

**18. To sustain economic growth and competitiveness across the District.**

- *amount of employment land lost to residential development;*
- *employment land provision against Structure Plan requirement;*
- *Net increase/decrease in completed commercial (Use Classes B1(b,c), B2, B8) and office (B1(a) and A2) floorspace.*

**19. To encourage the development of a buoyant, sustainable tourism sector.**

- *percentage of jobs in the tourism sector;*
- *contribution to the district economy made by visitors.*

5.49 The full list of objectives, indicators, targets, current data and trends can be found in Appendix B of this report.

## **COMPATIBILITY OF OBJECTIVES**

### *Compatibility of Sustainability Objectives*

5.50 Prior to any appraisal of options for the housing document being carried out, the compatibility of the Sustainable Objectives with each other was undertaken. The aim of this process was to identify areas of potential conflict between the differing aims of sustainable development. By identifying these conflicts, possible ways of reducing or preventing these conflicts when assessing the housing document could be found. Where mitigation was not possible, knowledge of the different conflicts helped with consideration of the issues and which should take precedence. Table 3 on the following page identifies any conflicts between the objectives, as well as identifying where objectives are compatible with each other. To determine which objective number corresponds with which objective please refer to the numbered objectives listed in paragraph 5.48.

**Table 3**

Objective No.

2	x																	
3	✓																	
4																		
5	✓			✓														
6			✓		✓													
7	✓	✓																
8	x		✓															
9	x	✓								✓								
10	x								✓	✓								
11	x	✓				✓	✓	✓	✓	✓								
12	x		✓			✓	x	✓	✓	✓	✓							
13						✓	✓	✓	✓	✓		✓						
14	x					✓	✓	✓	✓				✓					
15	x	✓							✓	✓	✓		✓	✓				
16	✓							✓	✓									
17	✓	x		✓	✓		✓			x	x	x			x			
18	✓	x		✓	✓	✓	✓			x	x	x			x		✓	✓
19	x			✓	✓	✓				✓	✓						✓	✓
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18

Key

- ✓ The objectives are compatible with each other.
- x The objectives are not compatible with each other.
- (blank) The objectives have no link or have a neutral effect.

5.51 From examination of table 3, it is evident that most of the objectives were found to be compatible with each other or to have no link or a neutral effect. Areas where objectives were found not to be compatible with each other were where objectives that result in the need for development were compared against those objectives that are likely to require the need for development to be minimised (i.e. objectives that seek to conserve and enhance the natural environment).

5.52 In deciding which objectives should take priority, when the objectives are not compatible with each other, consideration was given to the requirement from higher level plans and policies (i.e. government guidance, structure plan requirements). With this in mind, the need for development was found to be likely to take precedence as the need for new housing had already been identified in the West Sussex County Council Structure Plan. However, it was important that any conflicts were addressed and compensated or mitigated for. In most instances, this generally involved proposing environmental compensatory or mitigation measures when meeting the requirement for new housing.

*Compatibility of the emerging Local Development Framework objectives and the Sustainability Objectives*

- 5.53 Following on from the assessment of the overall compatibility of the sustainability objectives, an assessment of the compatibility of the emerging Local Development Framework (LDF) objectives and Sustainability Appraisal objectives was undertaken. This task was originally undertaken at the Scoping stage, however it has been updated in light of the changes made to the sustainability objectives. The aim of this exercise was to establish if there was consistency between the two sets of objectives and if there were any conflicts. The results of this exercise are summarised in table 4 overleaf.
- 5.54 As when comparing the sustainability objectives with each other, the main areas of conflicts between the LDF objectives and the sustainability objectives arose from the requirement for new development in the District, predominantly in the form of new housing. Despite this, in the main, the majority of the emerging LDF objectives were found to be compatible or have a neutral effect when compared against the sustainability objectives.
- 5.55 The pattern of results from the two different objective comparisons illustrates the similarity between the two sets of objectives. The emerging LDF objectives are broader in focus than the sustainability objectives and relate more directly to spatial change and development, however they do fit in with the broader aims of sustainable development. The LDF, and in this instance the Small Scale Housing Allocations Document, is being prepared with the aims of sustainable development in mind.

Table 4

Sustainability Objective Number	Locational	Infrastructure	Countryside	Character	Natural Environment	Design	Housing	Economy	Tourism	Town Centre	Shopping	Transport	Recreation, Leisure & Open Space	Community Safety	Community Services
1	✓		x	x	x	✓	✓		x					✓	
2		✓	✓	✓	✓	✓	x								x
3	✓	✓					✓			✓		✓	✓		✓
4		✓						✓							✓
5		✓				✓		✓	✓	✓			✓	✓	✓
6	✓	✓						✓	✓	✓	✓	✓	✓	✓	✓
7	✓		✓		✓	✓	✓								
8							x								
9															
10			✓		✓		x								x
11	✓		✓	✓	✓	✓	x		✓						x
12	✓		✓	✓	✓		x				✓	✓		✓	
13					✓	✓									
14		✓			✓		x								x
15		✓	✓		✓	✓	x								
16						✓									
17		✓	x		x			✓		✓	✓				
18		✓					✓	✓	✓	✓	✓	✓			
19			✓	✓				✓	✓	✓	✓	✓	✓	✓	

**Key**

- ✓ compatible
- x incompatible
- (blank) no link/neutral

To see which number each sustainability objective refers to, see the objectives set out in paragraph 5.48 of this report. The emerging LDF objectives in full are set out in paragraph of 3.9 of this report.

## 6.0 Plan Issues and Options

### THE OPTIONS CONSIDERED FOR THE GREENFIELD SITES

- 6.1 The production of the Small Scale Housing Allocations Document has very much been influenced by Regional Planning Guidance (RPG9) and the recently adopted West Sussex Structure Plan 2001 – 2016, in particular policies LOC1 (housing location) and NE1 (housing need).
- 6.2 Policy NE1 of the West Sussex Structure Plan sets out the housing requirement for Mid Sussex for the period 2001-2016. Background papers to the Structure Plan envisage that the annual rate of housing provision for 2006-2011 will be 685 homes per year and for 2011-2016, 690 homes per year. Therefore, provision will need to be made for approximately 6,900 new homes in Mid Sussex during the period 2006 to 2016, the timescale covered by this Development Plan Document.
- 6.3 At the time of the production of the Preferred Options the required 6,900 new homes for the period 2006 to 2016 was to be met by the various elements that are detailed in table 5 below. This table was derived from table 1 in the Structure Plan, which was within the supporting text to Policy NE1.

**Table 5**

<b>Mid Sussex District Housing Requirement 2006-2016</b>	<b>No of dwellings</b>
Completion of existing allocations at Haywards Heath	950
Strategic housing allocation west / southwest of East Grinstead	2,500
Identified and unidentified previously developed sites	3,000
Small scale greenfield sites	450
<b>Total</b>	<b>6900</b>

- 6.4 Essentially the required 450 dwellings to be delivered on small scale greenfield sites was seen as the balancing element for achieving 6,900 new dwellings in the plan period, once all the other elements of future housing provision had been taken into account. However, at the Preferred Options stage it was recognised that this figure could increase if the rate of housing completions for the period up to 2006 was found to be lower than previously estimated and if the strategic development at East Grinstead was found to be unlikely to deliver the full 2,500 new dwellings by 2016. Since the Preferred Options stage this scenario has materialised. Hence, the estimated contribution to be provided by small scale greenfield sites had increased to 815 new dwellings by the time the housing document was submitted to the Secretary of State.

- 6.5 At the time of the Preferred Options stage it was decided that the sites put forward as potential allocations should, combined, be capable of accommodating more than 450 dwellings, as this figure could increase for the reasons outlined in the previous paragraph. Hence, the sites that were selected in the Preferred Options document were estimated as being capable of accommodating a combined total of 861 dwellings.
- 6.6 In terms of broad strategic options for the housing document, a range of options for the allocation of the greenfield housing sites was originally drawn up. These options were derived from the District Council's publication "The Sustainability Hierarchy of Settlements in Mid Sussex". This document was published in 2005 and is a technical background document to the Local Development Framework, and will be updated as required by changing circumstances. The broad strategic options that were selected were made in accordance with the ODPM guidance on "Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents" and the draft guidance that preceded this. This guidance states that, "only reasonable, realistic and relevant options need to be put forward." With this in mind only broad strategic options that were in accordance with the Structure Plan were able to be considered (i.e. the option of allocating the 450 dwellings on previously developed land was not considered as this would of meant that the housing document was not in accordance with higher level plans and policies).
- 6.7 The broad strategic options for the allocation of the small scale greenfield sites were as follows;
- **Option 1** To locate the small scale greenfield housing allocations in and adjacent to the Category 1 and 2 Settlements, as defined in The Sustainability Hierarchy of Settlements in Mid Sussex. The category 1 settlements are Haywards Heath, Burgess Hill and East Grinstead, while the category 2 settlements are Copthorne, Crawley Down, Cuckfield, Hassocks/Keymer, Hurstpierpoint and Lindfield.\*
  - **Option 2** To locate the small scale housing developments in and adjacent to the Category 1 Settlements.
  - **Option 3** To locate the small scale housing developments in and adjacent to Category 1, 2, 3 and 4 Settlements (hence spread development around the district). The category 3 settlements are the small villages with a limited number of services. Settlements such as Albourne, Balcombe, Horsted Keynes and Scaynes Hill are included within this category. The category 4 settlements are hamlets and areas of scattered houses that have few, if any, services.
  - **Option 4 - Do Nothing** The SEA Directive requires the 'do nothing' option to be considered when examining various options to be examined for the plan. In this instance the do nothing option would involve not allocating small scale greenfield sites for housing. This would essentially mean that housing on small scale greenfield sites would be delivered by 'planning on appeal'. This is when planning applications for housing on greenfield sites would be refused in accordance with the Local Plan/Local Development Framework policies. However, because there is a Structure Plan requirement to deliver housing on small greenfield sites it is likely that in most instances the applicant would appeal the decision to refuse the application, which would mean that the Planning Inspectorate would determine the application and essentially decide where the housing on small greenfield sites would go. Hence, the District Council would lose the control for where new housing on

small-scale greenfield sites would go. Because of this, option 4 was not seen as a realistic option for the District Council to consider and was therefore not assessed and given any further consideration in this document.

\*When this option was originally devised it had the additional criterion that "the sites would also be of low ecological value and the development of the site would not be to the detriment of the surrounding built and natural environment". This criterion has since been removed as the impact on ecology and the built and natural environment of developing sites would be determined for the individual site appraisal.

6.8 Options 1, 2 and 3 were appraised against the sustainability framework (objectives and indicators) as set out in Section 5 of this report. The matrix, set out below, details the results from the appraisal of the three strategic options. A descriptive overview of these appraisals follows the matrix.

Sustainability Objective	Option 1	Option 2	Option3
1. Sustainably constructed & affordable homes	+	+	+?
2. Risk of Flooding	?	?	?
3. Human health & well being	+	+	-
4. Educational opportunities	+?	+?	-?
5. Crime resistant communities	?	?	?
6. Community services, recreation and leisure facilities	+	+?	-
7. Efficient use of land	-	-	-
8. Air quality	+	+	-
9. Climate Change	+?	+?	-
10. Biodiversity	?	?	?
11. Countryside and Historic Environment	+?	+?	-?
12. Road Congestion and Pollution	+	+	-
13. Sustainably produced and / or local products			
14. Waste	+?	+?	-?
15. Water quality	+?	+?	-?
16. Energy efficiency			
17. Employment	+	+	-?
18. Economic growth	+	+	-?
19. Sustainable tourism sector	+?	+?	-
<b>OVERALL SCORE</b>	<b>24</b>	<b>22</b>	<b>-26</b>

### Key

- + this option will have a positive effect on this sustainability objective **(+3)**
- this option will have a negative effect on this sustainability objective **(-3)**
- (blank) this option will not impact upon this sustainability objective **(0)**
- +? this option may have a positive impact on this sustainability objective **(+1)**
- ? this option may have a negative impact on this sustainability objective **(-1)**
- ? the effect of this option on the sustainability objective is unknown **(0)**

**Note:** Each effect detailed in the key above has been assigned a score (in brackets). This is to enable an overall score to be given to each option when it is appraised.

### *Option 1*

- 6.9 This option would, in most instances, involve housing development taking place in and adjacent to the District's three major towns and the larger villages that are well served by community services and facilities and transport links. Option 1 was identified as having a positive impact on many of the environmental objectives. It is considered that in locating development in areas that are well served by public transport and in close proximity to existing services and facilities that this option will minimise the need to use a private vehicle. This will minimise the associated detrimental impacts of such an activity and hence assist in meeting sustainability objectives 8, 9 and 12 (air quality, climate change, and road congestion and pollution).
- 6.10 This strategic option was considered to have a positive impact on the objectives related to the prudent use of natural resources, although this impact is uncertain. For instance it was considered that option 1 would have more of a positive impact on the water quality objective than option 3. The reason why this decision was taken was because it was considered that by locating housing on random sites (as promoted through option 3) it would of been likely that the developments would of been more likely not to be served by mains sewerage and would therefore increase the risk of discharge of polluting material to ground or surface water bodies.
- 6.11 Unsurprisingly option 1, as with the other two options, was shown as having a negative impact on the sustainability objective that concerns efficiency in land use (number 7). One of the main indicators for this objective is the percentage of residential development on brownfield land. It is apparent that by allocating housing development on greenfield sites this indicator is going to be adversely affected. Although the SEA Directive and Regulations require mitigation measures to be explored it was considered that this negative impact could only be mitigated to a certain extent as the requirement to develop on greenfield sites had already been set by a higher level plan and policy (Policy NE1 of the West Sussex Structure Plan and RPG9). By developing these dwellings at a high density, which does not adversely impact upon the landscape and townscape of the surrounding area, was found to mitigate this negative effect to some extent. Saved Policy H2 in the adopted Mid Sussex Local Plan will ensure that this mitigation measure occurs.

### *Option 2*

- 6.12 The outcomes of implementing option 2 were found to be relatively similar to those outcomes identified for option 1. The only difference was that it was considered that by not having new housing in the District's larger villages would not assist in maintaining the viability of the retail outlets and community services and facilities that currently exist within these category 2 settlements.

### *Option 3*

- 6.13 The approach set out in this option would effectively leave housing provision unchecked. It would also be inconsistent with national and regional planning policy. Such a 'laissez faire' policy framework for allocating housing sites is likely to mean that development would not be allocated in the most sustainable locations or in the locations of greatest social and economic

need. The appraisal identified the option as having negative impacts on almost all the sustainability objectives.

- 6.14 From the examination of the broad strategic options it was apparent that option 1 was seen as the most sustainable. However, it was considered that to only look at the merits of sites proposed that were consistent with option 1 would be an approach that would contain several flaws and may result in not the most sustainable sites being recommended for allocating in the housing document. For instance, there may be a site proposed in, or adjacent to, a category 3 settlement that has little or no environmental constraints and if developed for housing may benefit the existing community (e.g. provision for affordable housing to meet a need, help to sustain an existing community facility). In addition, in assessing broad strategic locations assumptions were made that all sites that are in and around all settlements in a certain category are going to have the same characteristics. This is clearly not the case. Therefore to ensure the most sustainable sites in the most sustainable locations were selected each individual site that was proposed to the Council, for allocating as a housing development on greenfield land, was appraised using the sustainability framework detailed in Section 5 of this report.
- 6.15 Prior to the individual site appraisals the District Council wanted to ensure that the sites being considered for housing were not in flood risk areas. Therefore, prior to submitting the housing document to the Secretary of State and in accordance with PPG25 (Development and Flood Risk) a Strategic Flood Risk Assessment (SFRA) was undertaken. This involved identifying areas in the District that were shown as being at risk from fluvial and tidal flooding. The Environment Agency's Flood Zone Mapping was used to identify these areas. Any such areas were therefore not considered as suitable locations for housing allocations. In addition to excluding these areas from consideration, the District Council consulted the Environment Agency on all sites that were submitted as potential housing allocations. This enabled areas that experienced flooding from surface water drainage problems, or possible flooding from unclassified watercourses, to be identified. This information fed into the individual site appraisals that were undertaken for all sites submitted to the District Council.
- 6.16 Subsequent to this SFRA being undertaken a consultation draft of PPS25 was published, which further expanded upon what was required to be undertaken for a SFRA that is informing a Local Development Document. In consultation with the Environment Agency the District Council prepared a more in-depth SFRA, the findings of which were considered during the Examination in Public.
- 6.17 In the stage leading to the publication of the Preferred Options for the housing document (i.e. the early engagement stage) a significant number of individual greenfield sites were subject to a sustainability appraisal. These sites were submitted to the District Council by various groups and individuals, including developers, land owners and town and parish councils. In total 78 sites were submitted to the Council, although some of these sites were classed as previously developed land (these sites are covered later in this report).
- 6.18 Table 6 that commences on page 50 presents the sustainability appraisal findings for these 78 sites. The sustainability objectives have been grouped under three separate headings and the main issues concerning those objectives have been documented. Under the heading of 'Social Issues' the

following sustainability objectives are applicable; Objectives 1, 3, 4, 5 and 6. For the 'Environmental and Natural Resources Issues', Objectives 2, 7, 8, 9, 10, 11, 12, 13, 14, 15 and 16 are applicable, and for the 'Economic Issues', Objectives 17, 18 and 19 are relevant. The final column in table 6 presents a summary of how these main issues will impact on the Sustainability Appraisal/SEA objectives, citing both the main positive and negative impacts.

- 6.19 In some instances judgements have been made on current characteristics of the site, or determining the effect of developing the site on certain sustainability objectives. For instance, on several of the sites a statement such as 'the site is not well located to services and facilities' has been made. In making such statements regard has been had to what has been said by the Highways Authority, or the previous Local Plan Inspector, or appeal decisions as well as also by making judgements over distances coupled with access to public transport.
- 6.20 Various forms of data and studies have also been used in appraising all these sites. This includes the Travel to Work data and the Housing Needs data. For many of the environmental issues, the District Council's Geographic Information System (GIS) was used to show where the sites were in relation to designations and environmental constraints, including ancient woodland, SSSI's, SNCI's, the AONB's, the presence of protected species and their habitats and flood zone areas. In addition the site assessment sheets that were prepared for each site submitted to the Council have been utilised. These sheets present the findings of the desk and/or field based survey work, which provides environmental and landscape data, consultation with environmental bodies and service providers and information on previous planning history for the site.
- 6.21 Following this table a commentary is given as to the general findings of these individual site appraisals and how these findings influenced the content of the housing document at the Preferred Options stage.

Site Name and Reference	Brief Site Details	Social Issues	Environmental and Natural Resources Issues	Economic Issues	SA/SEA Conclusion
Land at Houlders, Henfield Road, Albourne (AE01)	0.14ha site consisting of overgrown scrubland with a derelict corrugated iron outbuilding. To the north are open fields, to the east and west are dwellings and a road abuts the site to the south.	The site is not served well by public transport, with the nearest station being located in Hassocks, 4.5 km away. Albourne has very limited services and facilities (although there is a primary school within 200 metres of this site), with there being no retail outlet in the village, the nearest secondary school is 5 km away, the nearest health facilities are 2.1 km away, local shops are 1.8 km away and a wider variety of shops are located in Burgess Hill, 8.8 km away. Hence, access to services and facilities is poor.	The site is located within a Countryside Area of Development Restraint and Local Gap. As the site is not well served by public transport and not well located to services, facilities and employment, development of the site may increase dependence on the car and the associated environmental problems this can bring.	Few employment opportunities exist locally, however Burgess Hill, which is seen as an employment centre is located nearby (8.5 kilometres). Short term employment opportunities would be created through the development of the site. No employment land or premises would be lost by developing the site.	Albourne is not well served by services and facilities and hosts no retail outlets, hence if this site was allocated it would be likely to have negative impacts on some of the social objectives. IncurSION into Countryside Area of Development Restraint and Local Gap - a negative impact on the countryside objective.
Hazeldens Nursery, Church Road, Albourne (AE02)	2.8ha site located to the south of Albourne, characterised by several derelict outbuildings, an area of concrete hardstanding, an access track, open ground and several clumps of conifer trees. The site abuts dwellings to its north and east and open fields to its south and west.	The site is not served well by public transport, with the nearest station being located in Hassocks, 4.5 km away. Albourne has very limited services and facilities (although there is a primary school within 600 metres of this site), with there being no retail outlet in the village, the nearest secondary school is 5.2 km away, the nearest health facilities are 2.1 km away, local shops are 1.8 km away and a wider variety of shops are located in Burgess Hill, 8.8 km away. Hence, access to services and facilities is poor.	The site is located within a Countryside Area of Development Restraint and Local Gap. As the site is not well served by public transport and not well located to services, facilities and employment, development of the site may increase dependence on the car and the associated environmental problems this can bring. Possible ecological interest on site (reptiles and grassland). Improvements to the sewerage infrastructure would be required.	Few employment opportunities exist locally, however Burgess Hill, which is seen as an employment centre is located nearby (8.5 kilometres). Short term employment opportunities would be created through the development of the site. No employment land or premises would be lost by developing the site.	Albourne is not well served by services and facilities and hosts no retail outlets, hence if this site was allocated it would be likely to have negative impacts on some of the social objectives. IncurSION into Countryside Area of Development Restraint - a negative impact on the countryside objective. Improvements to sewerage infrastructure would be required.
Land east of Coopers Close, Burgess Hill (BH04)	0.36ha site on the northern edge of Burgess Hill, consisting of an open grassland field with small outbuildings on the northern end. To the east are woodlands, dwellings are to the west, informal open space to the south and a traveller's site to the north.	Wivelsfield Station is within walking distance of the site (WSCC Highways state the site is accessible to a choice of modes of transport). The site is located within walking distance of a primary school, local shops and recreation facilities, however the nearest secondary school is 2.7 km away and the nearest doctors surgery is 2.6 km away. WSCC Highways state the site is well located to services and facilities. The site could accommodate 11 new dwellings, none of which would be classified as affordable dwellings.	The site is within the existing built up area boundary. Protected reptile and bat species have been recorded nearby the site. Site is adjacent to SNCI, possible impact on this designation as well as the adjacent watercourse. Improvements to the sewerage infrastructure would be required.	Burgess Hill has a good level of employment (as demonstrated by the travel to work data). Short term employment opportunities could be created through the development of the site. No employment land or premises would be lost by developing this site.	The site is well connected to local services and facilities and reasonably well connected to the town centre - this should impact positively on social objectives. On the negative side, there are existing problems with the sewerage infrastructure in the area; any further development would exacerbate this unless improvements are made. There is also a possible negative impact on the ecology of the area.

Site Name and Reference	Brief Site Details	Social Issues	Environmental and Natural Resources Issues	Economic Issues	SA/SEA Conclusion
Land at Burgess Hill Football Club, Leylands Park, Burgess Hill (BH06)	1.5ha site located to the north of Burgess Hill, characterised by a football ground and associated pavilion and outbuildings. The site abuts a wooded area to the north and east, dwellings to the south and an open field to the west.	Site is a previously developed site and is therefore not considered as an option for allocating as a small scale greenfield housing site. The site may warrant inclusion as an allocated previously developed site with a policy framework. Factors such as deliverability and if the site already benefits from an extant permission need to be determined. If these factors are favourable towards the site being allocated then a <b>sustainability appraisal of this site will be undertaken to determine if it merits inclusion in the Housing Document.</b>			
Pinelodge and Wellmead, London Road, Bolney (BK02)	1.7ha site located to the east of Bolney, characterised by a large dwellings set in extensive grounds, with mature trees on boundaries. The site abuts a caravan park to the north, woodland, and beyond that, the motorway to the east and low density dwellings to the south.	Site is a previously developed site and is therefore not considered as an option for allocating as a small scale greenfield housing site. The site may warrant inclusion as an allocated previously developed site with a policy framework. Factors such as deliverability and if the site already benefits from an extant permission need to be determined. If these factors are favourable towards the site being allocated then a <b>sustainability appraisal of this site will be undertaken to determine if it merits inclusion in the Housing Document.</b>			
Tates Nursery, Brighton Road, Hassocks (HA02)	3.4ha site located to the south of Hassocks, characterised by a large commercial nursery. The site abuts the built up area of Hassocks to its north, but is otherwise surrounded by open fields.	Hassocks Station is located within walking distance of the site and WSCC Highways state that the site is accessible to a choice of modes of transport. The site is located within walking distance of schools, shops, recreation facilities and a doctors surgery, although WSCC Highways state the site is not well located to services and facilities. The site could accommodate 102 new dwellings, 30 of which would be classified as affordable, which would make a contribution of 24% to the demand for such housing in Hassocks.	The site is located within a Countryside Area of Development Restraint and within the South Downs AONB. Improvements to the sewerage infrastructure will be required. There is also a watercourse adjacent to the site that may place part of the site at risk from flooding.	The Travel to work data has shown that a significant level of employment exists in Hassocks and Hurstpierpoint, although many of the existing residents commute to the employment centres of Burgess Hill, Haywards Heath and Brighton. Short term employment opportunities would be created through the development of the site. As development of this site would result in the loss of the current commercial nursery there is likely to be a loss of current employment associated with this facility - a negative impact.	The development of the site would be within the AONB and therefore have a negative impact on the countryside objective. Additional negative environmental impacts arise due to the possible flood risk and the need for improvements to the sewerage infrastructure. There would be negative economic impacts due to the loss of the current commercial nursery. On the positive side the site is well located to public transport.

Site Name and Reference	Brief Site Details	Social Issues	Environmental and Natural Resources Issues	Economic Issues	SA/SEA Conclusion
Land south of Furzeland Way, Sayers Common (HP01A)	0.49ha site, located to the south of Sayers Common. The site consists of the curtilage of "Whitehorse Lodge", a large detached bungalow, and several outbuildings. The site abuts the built up area of Sayers Common to the north but is otherwise surrounded by open fields.	The site is not served well by public transport, with the nearest station being located in Hassocks, 5.3 km away. Sayers Common has very limited services and facilities, with there being no retail outlet in the village, whilst the site is within 1.4 km of a primary school, the nearest secondary school is 6 km away, the nearest health facilities are 3 km away, local shops are 2.5 km away and a wider variety of shops are located in Burgess Hill, 7.7 km away. Hence, access to services and facilities is poor. The site could accommodate 15 new dwellings, 4 of which would be classified as affordable, which would make a contribution of 33% of the demand for such housing in Hassocks.	The site is located within a Countryside Area of Development Restraint and a Local Countryside Gap. As the site is not well served by public transport and not well located to services, facilities and employment, development of the site may increase dependence on the car and the associated environmental problems this can bring. Improvements to sewerage infrastructure would be required. Reptile species have been recorded nearby the site.	Few employment opportunities exist locally, however Burgess Hill, which is seen as an employment centre is located nearby (7.7 kilometres). Short term employment opportunities would be created through the development of the site. No employment land or premises would be lost by developing the site.	Sayers Common is not well served by services and facilities and hosts no retail outlets, hence if this site was allocated it would be likely to have negative impacts on some of the social objectives. Incursion into Countryside Area of Development Restraint and Local Gap - a negative impact on the countryside objective. Improvements to sewerage infrastructure would be required and possible ecological interest on site.
Land south of Furzeland Way, Sayers Common (HP01B)	0.53ha site, located to the south of Sayers Common. The site consists of the curtilage of "Whitehorse Lodge", a large detached bungalow, and several outbuildings. The site abuts the built up area of Sayers Common to the north but is otherwise surrounded by open fields.	The site is not served well by public transport, with the nearest station being located in Hassocks, 5.3 km away. Sayers Common has very limited services and facilities, with there being no retail outlet in the village, whilst the site is within 1.4 km of a primary school, the nearest secondary school is 6 km away, the nearest health facilities are 3 km away, local shops are 2.5 km away and a wider variety of shops are located in Burgess Hill, 7.7 km away. Hence, access to services and facilities is poor. The site could accommodate 16 new dwellings, 4 of which would be classified as affordable, which would make a contribution of 33% of the demand for such housing in Hassocks.	The site is located within a Countryside Area of Development Restraint and a Local Countryside Gap. As the site is not well served by public transport and not well located to services, facilities and employment, development of the site may increase dependence on the car and the associated environmental problems this can bring. Improvements to sewerage infrastructure would be required. Reptile species have been recorded nearby the site.	Few employment opportunities exist locally, however Burgess Hill, which is seen as an employment centre is located nearby (7.7 kilometres). Short term employment opportunities would be created through the development of the site. No employment land or premises would be lost by developing the site.	Sayers Common is not well served by services and facilities and hosts no retail outlets, hence if this site was allocated it would be likely to have negative impacts on some of the social objectives. Incursion into Countryside Area of Development Restraint and Local Gap - a negative impact on the countryside objective. Improvements to sewerage infrastructure would be required and possible ecological interest on site.

Site Name and Reference	Brief Site Details	Social Issues	Environmental and Natural Resources Issues	Economic Issues	SA/SEA Conclusion
Land adjacent to 149 College Lane, Hurstpierpoint (HP03)	1.3ha site, located on the northeastern edge of Hurstpierpoint. The site consists of grassland with a belt of trees and hedging running through site. To the north and east is open countryside with dwellings adjacent to the northeast boundary of the site.	The site is considered remote from the village centre and the retail, services and facilities that exist there. WSCC Highways state the site is not well located to services and facilities or a choice of modes of transport. The site could accommodate 39 new dwellings, 12 of which would be classified as affordable dwellings, that would that would make a contribution of 15% to the demand for such housing in Hurstpierpoint.	The site is located within a Countryside Area of Development Restraint and a Strategic Gap. As the site is not well served by public transport and not well located to services, facilities and employment, development of the site may increase dependence on the car and the associated environmental problems this can bring. Reptile species have been recorded nearby the site and development of this site may result in the loss of trees.	The Travel to work data has shown that a significant level of employment exists in Hurstpierpoint (although this a fairly remote from this site), but many of the existing residents commute to the employment centres of Burgess Hill and Brighton. Short term employment opportunities would be created through the development of the site. No employment land or premises would be lost by developing the site.	The site is not well connected to local services, facilities and public transport - a negative impact on social objectives. There is also a negative impact on the countryside objective due to the Strategic Gap and Countryside Area of Development Restraint designations.
Land to rear of 78 Wickham Hill, Hurstpierpoint (HP06A)	0.5ha site, located to the southeast of Hurstpierpoint, characterised by the rear outbuilding of a dwelling fronting Wickham Hill and the open space behind that dwelling and others fronting Wickham Hill. The site has open fields to its north and dwellings to its east, south and west.	Hassocks Station is located within walking distance of the site and a regular bus service operates nearby. The site is located within 15 minutes walking distance to a primary school, local shops and community and recreation facilities (WSCC Highways state the site is well located to services and facilities). The site could accommodate 15 new dwellings, 4 of which would be classified as affordable dwellings, which would make a contribution of 5% to the demand for such housing in Hurstpierpoint.	The site is located within a Countryside Area of Development Restraint, a Strategic Gap and a Local Gap. Improvements to the sewerage infrastructure would be likely to be required. Gaining access to the site is unlikely to be safe/practical.	The Travel to work data has shown that a significant level of employment exists in Hurstpierpoint, but many of the existing residents commute to the employment centres of Burgess Hill and Brighton. Short term employment opportunities would be created through the development of the site. No employment land or premises would be lost by developing the site.	The site is well connected to local services and facilities and a choice of transport modes - this should impact positively on social objectives. On the negative side, there are existing problems with the sewerage infrastructure in the area; any further development would exacerbate this unless improvements are made. There is also a negative impact on the countryside objective due to the site being in a Strategic Gap and Local Gap.
Land to rear of and including 78 Wickham Hill, Hurstpierpoint (HP06B, referred to as ALT/55 following submission)	0.64ha site, located to the southeast of Hurstpierpoint, characterised by the rear outbuilding of a dwelling fronting Wickham Hill and the open space behind that dwelling and others fronting Wickham Hill. The site also includes the dwelling and curtilage to 78 Wickham Hill. The site has open fields to its north and dwellings to its east, south and west.	Hassocks Station is located within walking distance of the site and a regular bus service operates nearby. The site is located within 15 minutes walking distance to a primary school, local shops and community and recreation facilities (WSCC Highways state the site is well located to services and facilities). The site could accommodate 19 new dwellings, 5 of which would be classified as affordable dwellings, which would make a contribution of 6% to the demand for such housing in Hurstpierpoint.	The majority of the site is located within a Countryside Area of Development Restraint, a Strategic Gap and a Local Gap. Improvements to the sewerage infrastructure would be likely to be required.	The Travel to work data has shown that a significant level of employment exists in Hurstpierpoint, but many of the existing residents commute to the employment centres of Burgess Hill and Brighton. Short term employment opportunities would be created through the development of the site. No employment land or premises would be lost by developing the site.	The site is well connected to local services and facilities and a choice of transport modes - this should impact positively on social objectives. On the negative side, there are existing problems with the sewerage infrastructure in the area; any further development would exacerbate this unless improvements are made. There is also a negative impact on the countryside objective due to the majority of the site being in a Strategic Gap and Local Gap.

Site Name and Reference	Brief Site Details	Social Issues	Environmental and Natural Resources Issues	Economic Issues	SA/SEA Conclusion
Land east of College Lane, Hurstpierpoint (HP08)	0.21ha site, located to the east of Hurstpierpoint, characterised by open grassland. The site abuts open fields to its north and east and dwellings to its south and west.	Hassocks Station is located within walking distance of the site and a regular bus service operates nearby. The site is located within 15 minutes walking distance to a primary school, local shops and community and recreation facilities (WSCC Highways state the site is well located to services and facilities). The site could accommodate 6 new dwellings, none of which would be classified as affordable dwellings.	The majority of the site is located within a Countryside Area of Development Restraint, a Strategic Gap and a Local Gap. A range of reptile species have been recorded nearby the site.	The Travel to work data has shown that a significant level of employment exists in Hurstpierpoint, but many of the existing residents commute to the employment centres of Burgess Hill and Brighton. Short term employment opportunities would be created through the development of the site. No employment land or premises would be lost by developing the site.	The site is well connected to local services and facilities and a choice of transport modes - this should impact positively on social objectives. There is a negative impact on the countryside objective due to the site being in a Strategic Gap and Local Gap. Affordable housing is unlikely to be delivered from this site - a possible negative impact on the housing provision objective.
Land at Geerings Nursery, Brighton Road, Hurstpierpoint (HP11)	3.7ha site located to the south of Hurstpierpoint, consisting of a derelict nursery and the associated derelict buildings. Open fields surround the site.	The site is considered remote from the village centre and the retail, services and facilities that exist there. WSCC Highways state the site is not well located to services and facilities or a choice of modes of transport. The site could accommodate 111 new dwellings, 33 of which would be classified as affordable, which would exceed the demand for such housing in Hurstpierpoint.	The site is located within a Countryside Area of Development Restraint, as well as the South Downs AONB. As the site is not well served by public transport and not well located to services, facilities and employment, development of the site may increase dependence on the car and the associated environmental problems this can bring. Substantial works would need to be carried out on the existing sewerage infrastructure.	The Travel to work data has shown that a significant level of employment exists in Hurstpierpoint (although this a fairly remote from this site), but many of the existing residents commute to the employment centres of Burgess Hill and Brighton. Short term employment opportunities would be created through the development of the site. No current employment land or premises would be lost by developing the site.	The site is not well connected to local services, facilities and public transport - a negative impact on social objectives. There is also a negative impact on the countryside objective due to the Strategic Gap and AONB designations. Also on the negative side, there are existing problems with the sewerage infrastructure in the area; any further development would exacerbate this unless improvements are made.
Land at White Oaks, London Road, Sayers Common (HP12)	0.25ha site located on the northwestern side of Sayers Common. The site consists of one dwelling, some disused outbuildings and areas of scrub with several trees. The site abuts dwellings to the north, east and south, whilst countryside is located to the west.	The site is not served well by public transport, with the nearest station being located in Hassocks, 5.9 km away. Sayers Common has very limited services and facilities, with there being no retail outlet in the village, whilst the site is within 2 km of a primary school, the nearest secondary school is 6.6 km away, the nearest health facilities are 3.6 km away, local shops are 3.1 km away and a wider variety of shops are located in Burgess Hill, 7.2 km away. Hence, access to services and facilities is poor. The site could accommodate 7 to 8 new dwellings, none of which would be classified as affordable housing.	The site is located within a Countryside Area of Development Restraint. As the site is not well served by public transport and not well located to services, facilities and employment, development of the site may increase dependence on the car and the associated environmental problems this can bring. Protected species have been recorded nearby the site. Development of this site may impact on the setting of the adjacent Grade II Listed Building. Improvements to the sewerage infrastructure would be required and surface water drainage is a problem in the area.	Few employment opportunities exist locally, however Burgess Hill, which is seen as an employment centre is located nearby (7.2 kilometres). Short term employment opportunities would be created through the development of the site. No employment land or premises would be lost by developing the site.	Sayers Common is not well served by services and facilities and hosts no retail outlets, hence if this site was allocated it would be likely to have negative impacts on some of the social objectives. Incursion into Countryside Area of Development Restraint - a negative impact on the countryside objective. Improvements to sewerage infrastructure would be required, possible ecological interest on site, possible impact on the Listed Building and drainage problems would contribute towards negative environmental impacts.

Site Name and Reference	Brief Site Details	Social Issues	Environmental and Natural Resources Issues	Economic Issues	SA/SEA Conclusion
Barn Meadow, Haywards Heath Road, Balcombe (BA03)	0.23ha site located to the east of Balcombe, characterised by grassland and mature trees. The site abuts dwellings to its west but is otherwise surrounded by open countryside.	Balcombe Station is located 1.3km from the site, where regular train services operate. Balcombe has a primary school, a local shop, limited community facilities and a medical centre (further housing may help to sustain these facilities, although they are quite remote from this site), however the nearest secondary school is Warden Park, 7 km away and a wider range of retail, recreation and leisure facilities are located in Haywards Heath, 6 km away. The site can therefore be considered to be not particularly accessible to a range of retail and community services and facilities.	The site is located outside of the built up area of Balcombe and within an Area of Natural Outstanding Beauty and a Countryside Area of Development Restraint. A Tree Preservation Order has been applied to the mature trees on the site. English Nature has indicated that this is not a preferred site for development, due to the woodland. It is considered that developing this site would have a detrimental impact on the landscape character of the AONB. The site is limited with regard to access to public transport, a range of retail outlets and community services and facilities, hence there would be reliance on the use of a car and the associated environmental problems this brings.	Whilst some employment opportunities exist locally, the nearest employment centre is located in Haywards Heath, some 6 kilometres away. Short term employment opportunities would be created through the development of the site. No employment land or premises would be lost by developing the site.	Considered remote from the few village services and facilities, therefore the site is likely to have few positive impacts on social objectives. The development of the site would impact on the countryside objective due to its location in the AONB. Additionally there would be an adverse environmental impact due to the loss of trees, many of which are covered by TPO's, and the likely impact on the ecology of the area.
Land opposite Balcombe Garage, London Road, Balcombe (BA05)	0.39ha site located to the west of Balcombe, partly car park and partly open land that was possibly previously used as allotments. The site abuts dwellings to the east but is otherwise surrounded by open countryside with scattered low density development.	Balcombe Station is located within walking distance of the site (100 metres), where regular train services operate. The site is located within walking distance of a primary school, a local shop, limited community facilities and a medical centre (further housing may help to sustain these facilities), however the nearest secondary school is Warden Park, 6.2 km away and a wider range of retail, recreation and leisure facilities are located in Haywards Heath, 6.6 km away.	The site is located within the High Weald AONB and a Countryside Area of Development Restraint. Possible archaeological interest on site.	Whilst some employment opportunities exist locally, the nearest employment centre is located in Haywards Heath, some 6.6 kilometres away. Short term employment opportunities would be created through the development of the site. No employment land or premises would be lost by developing the site.	Relatively close to the villages facilities and a regular train service, although the village does have few services and facilities. The increased housing could help to sustain the existing local shop and other village facilities and services. The development of the site would impact on the countryside objective due to its location in the AONB.
Land at The Forge, Cuckfield Road, Staplefield (CD02)	1.7ha site located to the south of Staplefield. Part of the site is classed as previously developed as it is occupied by a bungalow, an all weather horse ménage and associated buildings. The eastern part of the site is an area of pasture. The site is predominantly surrounded by open countryside and low density development.	The site is not served well by public transport, with the nearest station being located in Haywards Heath, 7.5 km away. Staplefield has very limited services and facilities, with there being no retail outlet in the village, whilst the site is within 0.6 km of a primary school, the nearest secondary school is 5.2 km away, local shops are 2.6 km away and a wider variety of shops are located in Haywards Heath, 7.5 km away. Hence, access to services and facilities is poor. The site could accommodate 51 new dwellings, 15 of which would be classified as affordable dwellings, however there is no demand for this type of dwelling in Staplefield	The site is located within the High Weald Area of Natural Outstanding Beauty and a Countryside Area of Development Restraint. A watercourse runs alongside the eastern and western boundary of the site, and there may be a possible risk of flooding from it. As the site is not well served by public transport and not well located to services, facilities and employment, development of the site may increase dependence on the car and the associated environmental problems this can bring. Development of this site may impact on the Conservation Area to the north of the site.	Few employment opportunities exist locally, however Haywards Heath, which is seen as an employment centre is located nearby (7.5 kilometres). Short term employment opportunities would be created through the development of the site. No employment land or premises would be lost by developing the site.	Staplefield is not well served by services and facilities and hosts no retail outlets, hence if this site was allocated it would be likely to have negative impacts on some of the social objectives. IncurSION into Countryside Area of Development Restraint - a negative impact on the countryside objective. Possible risk of flooding and possible impact on the nearby Conservation Area.

Site Name and Reference	Brief Site Details	Social Issues	Environmental and Natural Resources Issues	Economic Issues	SA/SEA Conclusion
Land off Pollestub Lane, Cuckfield (CU01B)	1.27ha site. Site in three parts: the largest area is fenced grassland bordered by houses in Ruthwen Close and London Road to the north and west, The Baptist Church and a dwelling - "Polestub" to the south and a public footpath to the east. Houses in Ruthwen Close have extended their gardens into the northern part of this field. Between the footpath and the eastern boundary of the proposed site is an area of unfenced grass and trees/shrubs.	The nearest station is located in Haywards Heath, approximately 2.5 km away, whilst local bus services operate nearby to the site on approximately an hourly basis to Haywards Heath and on to Burgess Hill and Brighton. The site is within walking distance of primary and secondary schools, local shops and community facilities and can be considered to be well connected to the village centre. A wider range of retail facilities are located in Haywards Heath, 2.8 km away. The site could accommodate 38 new dwellings, 11 of which would be classed as affordable, which would make a contribution of 19% to the demand for such housing in Cuckfield.	The site is located within a Countryside Area of Development Restraint. An Area of Townscape Character is to the west of the site. Ecological interests are likely to be present on the site, including the grassland. Possible loss of mature trees if the site is developed. Improvements would be required to the sewerage infrastructure. It is likely that adequate vehicular access to the site would be difficult to achieve.	Limited employment opportunities exist in Cuckfield, however the site is situated relatively close to Haywards Heath, which is seen as an employment centre with there being more jobs than the current number of residents who work. Short term employment opportunities would be created through the development of the site. No employment land or premises would be lost by developing the site.	The site is likely to have certain negative environmental impacts due to its ecological interest on site. The site is well located to local services and facilities and benefits from reasonable public transport connections - this should have a positive impact on the social objectives. Development of this site may help sustain these local services and facilities. Improvements to sewerage infrastructure would be required. Access to the site is difficult to achieve.
Land off Manor Drive, Cuckfield (CU02A)	1.6ha site located to the west of the built up area of Cuckfield, characterised by open grassland and a piece of woodland/scrub behind Tower Hill Close. The site is well screened from the surrounding area. The boundaries of the component plots include mature trees.	The nearest station is located in Haywards Heath, approximately 2.8 km away, whilst local bus services operate nearby to the site on approximately an hourly basis to Haywards Heath and on to Burgess Hill and Brighton. The site is within walking distance of primary and secondary schools, local shops and community facilities. A wider range of retail facilities are located in Haywards Heath, 3 km away. The site could accommodate 49 new dwellings, 11 of which would be classed as affordable, which would make a contribution of 86% to the demand for such housing in Cuckfield.	The site is located within a Countryside Area of Development Restraint and adjacent to an area of townscape character. Possible risk of flooding on the site. Improvements to the sewerage infrastructure would be required. Eastern portion of the site has features of ecological interest (Wood, Semi-improved grassland, pond)	Limited employment opportunities exist in Cuckfield, however the site is situated relatively close to Haywards Heath, which is seen as an employment centre with there being more jobs than the current number of residents who work. Short term employment opportunities would be created through the development of the site. No employment land or premises would be lost by developing the site.	The site is reasonably well located to local services and facilities and benefits from reasonable public transport connections - this should have a positive impact on the social objectives. Development of this site may help sustain these local services and facilities. On the negative side, development of the site may compromise the area of townscape character that is adjacent to the site, as well as the countryside, biodiversity and risk of flooding objectives.

Site Name and Reference	Brief Site Details	Social Issues	Environmental and Natural Resources Issues	Economic Issues	SA/SEA Conclusion
Land north of Tower House Close, Cuckfield (CU02B)	0.8ha site located to the west of the built up area of Cuckfield, characterised by rough grassland and scrub. The site is bounded to the south, east and west by hedgerow/trees, and has a small watercourse on the western boundary. To the north the site is separated from the formal area of Delmon House's garden by a tall hedge.	The nearest station is located in Haywards Heath, approximately 2.8 km away, whilst local bus services operate nearby to the site on approximately an hourly basis to Haywards Heath and on to Burgess Hill and Brighton. The site is within walking distance of primary and secondary schools, local shops and community facilities. A wider range of retail facilities are located in Haywards Heath, 3 km away. The site could accommodate 30 new dwellings, 9 of which would be classed as affordable, which would make a contribution of 15% to the demand for such housing in Cuckfield.	The site is located within a Countryside Area of Development Restraint and adjacent to an area townscape character. Possible risk of flooding on the site. Improvements to the sewerage infrastructure would be required.	Limited employment opportunities exist in Cuckfield, however the site is situated relatively close to Haywards Heath, which is seen as an employment centre with there being more jobs than the current number of residents who work. Short term employment opportunities would be created through the development of the site. No employment land or premises would be lost by developing the site.	The site is reasonably well located to local services and facilities and benefits from reasonable public transport connections - this should have a positive impact on the social objectives. Development of this site may help sustain these local services and facilities. On the negative side, development of the site may compromise the area of townscape character that is adjacent to the site, as well as the countryside and risk of flooding objectives.
Crouchlands Farm, Cuckfield (CU05)	1ha site located to the north of the built up area of Cuckfield, characterised by open grassland with trees and shrubs and the rear gardens of two dwellings. The site abuts dwellings to the south and west and open fields to the north and east.	The nearest railway station is Haywards Heath, which is not within a short walking distance of the site, however local bus services operate nearby to the site on approximately an hourly basis to Haywards Heath and on to Burgess Hill and Brighton. The site is within walking distance of schools, local shops, a medical centre and recreation facilities (although the site is quite remote from the village centre), however a wider range of shops are located in Haywards Heath, 2.5 km away. The site could accommodate 24 new dwellings, 7 of which would be classed as affordable, which would make a contribution of 12% to the demand for such housing in Cuckfield.	The site is located outside the built up area boundary of Cuckfield and within an Area of Natural Outstanding Beauty and a Countryside Area of Development Restraint. Possible loss of trees and impact on ecology of the area. Improvements to the existing sewerage infrastructure would be required.	Limited employment opportunities exist in Cuckfield, however the site is situated relatively close to Haywards Heath, which is seen as an employment centre with there being more jobs than the current number of residents who work. Short term employment opportunities would be created through the development of the site. No employment land or premises would be lost by developing the site.	The site is reasonably well located to local services and facilities and benefits from reasonable public transport connections - this should have a positive impact on the social objectives. Development of this site may help sustain these local services and facilities. The development of the site would impact on the countryside objective due to its location in the AONB. Improvements to the sewerage infrastructure required.
Land adjacent to Penland Farm, Haywards Heath (HH02, part of the site is referred to as ALT/29 following submission)	6.3ha site located to the northwest of Haywards Heath, characterised by open fields with boundary trees and a wooded area to the southeast. The site abuts dwellings to its east but is otherwise surrounded by open fields.	Haywards Heath station is within 15 minutes walking distance of the site. The site is within walking distance of community facilities and services, including schools, a wide range of shops, a medical centre and community and recreation facilities. The site could accommodate 189 new dwellings, 56 of which would be classed as affordable, which would make a contribution of 9% to the demand for such housing in Haywards Heath.	The site is located within a Countryside Area of Development Restraint and a Strategic Gap. Major improvements would be required to the existing sewerage infrastructure. Possible impact on the wooded area to the south of the site and the ecology of the area.	Haywards Heath has a good level of employment (as demonstrated by the travel to work data) with there being more jobs than the current number of residents who work. Short term employment opportunities could be created through the development of the site. No employment land or premises would be lost by developing this site.	The site is reasonably well located to local services and facilities and benefits from reasonable public transport connections - this should have a positive impact on the social objectives. The development of the site would impact on the countryside objective due to its location in a Strategic Gap and possibly other environmental objectives due to the impact on the woodland and ecology.

Site Name and Reference	Brief Site Details	Social Issues	Environmental and Natural Resources Issues	Economic Issues	SA/SEA Conclusion
Sandrocks, Rocky Lane, Haywards Heath (HH03)	2.16ha site located to the south of Haywards Heath, characterised by an office building set in large grounds (including mature trees and a pond) and associated car parking. The site abuts dwellings to its north but is otherwise surrounded by open fields (with farm buildings to the south east).	Site is a previously developed site and is therefore not considered as an option for allocating as a small scale greenfield housing site. The site may warrant inclusion as an allocated previously developed site with a policy framework. Factors such as deliverability and if the site already benefits from an extant permission need to be determined. If these factors are favourable towards the site being allocated then a <b>sustainability appraisal of this site will be undertaken to determine if it merits inclusion in the Housing Document.</b>			
Land south east of Hurstwood Lane, Haywards Heath (HH04)	0.93ha site located to the south of Haywards Heath. Site comprises part of the gardens of two dwellings – “Greylands” and “Braydells” and a paddock between. Site is well screened with mature trees and hedgerow.	Site is a previously developed site and is therefore not considered as an option for allocating as a small scale greenfield housing site. The site may warrant inclusion as an allocated previously developed site with a policy framework. Factors such as deliverability and if the site already benefits from an extant permission need to be determined. If these factors are favourable towards the site being allocated then a <b>sustainability appraisal of this site will be undertaken to determine if it merits inclusion in the Housing Document.</b>			
CUC House, Old Brighton Road, Pease Pottage (PP02)	0.4ha site, characterised by CUC House and associated buildings and open space. The site abuts low density dwellings to the north and south, the M23 to the east and open fields to the west.	Site is a previously developed site and is therefore not considered as an option for allocating as a small scale greenfield housing site. The site may warrant inclusion as an allocated previously developed site with a policy framework. Factors such as deliverability and if the site already benefits from an extant permission need to be determined. If these factors are favourable towards the site being allocated then a <b>sustainability appraisal of this site will be undertaken to determine if it merits inclusion in the Housing Document.</b>			
Ivy Dene Industrial Estate, Ivy Dene Lane, Ashurst Wood (AD02)	1.2ha site, located to the north of Ashurst Wood, characterised by a large industrial building and associated car park. The site immediately abuts wooded areas and open fields, however beyond this to the east, south and west is low density development, whilst open fields extend to the north.	Site is a previously developed site and is therefore not considered as an option for allocating as a small scale greenfield housing site. The site may warrant inclusion as an allocated previously developed site with a policy framework. Factors such as deliverability and if the site already benefits from an extant permission need to be determined. If these factors are favourable towards the site being allocated then a <b>sustainability appraisal of this site will be undertaken to determine if it merits inclusion in the Housing Document.</b>			

Site Name and Reference	Brief Site Details	Social Issues	Environmental and Natural Resources Issues	Economic Issues	SA/SEA Conclusion
Land between Sugar Lane and Keysford Lane, Horsted Keynes (HK02)	2.4ha site located to the east of Horsted Keynes, characterised by a large open field. The site abuts dwellings to its east and a farm to its south, but is otherwise surrounded by open fields.	The site has few public transport options (according to WSCC Highways), with the nearest railway station being located in Haywards Heath 7.5 km away. The site is within walking distance of a primary school, local shops and community and recreation facilities, however the nearest secondary schools are located 7.5 km away in Haywards Heath, and a wider range of shops and health facilities are also located in Haywards Heath 7.5 away. The site could accommodate 73 new dwellings, 22 of which would be classified as affordable, which would exceed the demand for such housing in Horsted Keynes.	The site is within the High Weald AONB and a Countryside Area of Development Restraint. The site is limited with regard to access to public transport, a range of retail outlets and community services and facilities, hence there would be reliance on the use of a car and the associated environmental problems this brings. Reptile records and protected species in the general area and the grassland may be of ecological interest. Improvements would be required to make access to the site safe/practicable.	Few employment opportunities exist locally. Haywards Heath, which is seen as an employment centre, is located 8 km from the site. Short term employment opportunities would be created through the development of the site. No employment land or premises would be lost by developing the site.	The development of the site would impact on the countryside objective, as it would involve development in the AONB. Not well served by public transport and not in close proximity to higher order retail outlets, community services and facilities and a range of employment, this would inevitably lead to increased car journeys in the area. The increased housing should help to sustain the existing local shop and other village facilities and services. Possible detrimental impact on the ecology of the area. Provision of affordable housing would impact positively on the housing objective.
Constance Wood Recreation Ground, Hamsland, Horsted Keynes (HK03)	1.5ha site located to the south of Haywards Heath characterised by an open recreation field with two access ways to Hamsland. The site abuts dwellings to its north, west and southwest, but is otherwise surrounded by open countryside.	The site has few public transport options (according to WSCC Highways), with the nearest railway station being located in Haywards Heath, 8 km away. The site is within walking distance of a primary school, local shops and community and recreation facilities, however the nearest secondary schools are located 8 km away in Haywards Heath, and a wider range of shops and health facilities are located in Haywards Heath, 8 km away. Development of this site for housing would result in the loss of a recreation facility. The site could accommodate 45 new dwellings, 13 of which would be classified as affordable dwellings, only one short of the demand of such dwellings in Horsted Keynes.	The site is within the High Weald AONB and a Countryside Area of Development Restraint. The site is limited with regard to access to public transport, a range of retail outlets and community services and facilities, hence there would be reliance on the use of a car and the associated environmental problems this brings. Improvements would be required to make access to the site safe/practicable.	Few employment opportunities exist locally. Haywards Heath, which is seen as an employment centre, is located 8 km from the site. Short term employment opportunities would be created through the development of the site. No employment land or premises would be lost by developing the site.	The development of the site would impact on the countryside objective as it would involve development in the AONB. Not well served by public transport and not in close proximity to higher order retail outlets, community services and facilities and a range of employment, this would inevitably lead to increased car journeys in the area. Loss of the recreation facility would create a negative social impact. The increased housing should help to sustain the existing local shop and other village facilities and services. Provision of affordable housing would impact positively on the housing objective.

Site Name and Reference	Brief Site Details	Social Issues	Environmental and Natural Resources Issues	Economic Issues	SA/SEA Conclusion
Land at Drivers Wood, Copthorne Road, Copthorne (WP01)	16.3ha site located to the southwest of Copthorne, characterised by woodland. The site abuts low density development to its north and west but is otherwise surrounded by open countryside.	The nearest station is located in Three Bridges, approximately 4 km away, however a regular bus service operates nearby the site. The site is located within walking distance of a primary school, community facilities and local shops. The nearest secondary school is 2.5km away. The site is relatively remote from higher order services and retail choice. The site could accommodate 490 new dwellings, 147 of which would be classified as affordable, which would significantly exceed the demand for such dwellings in Copthorne.	The site is located within a Countryside Area of Development Restraint and a Strategic Gap. The site is not accessible by a choice of modes of transport or well located in relation to services and facilities - this would be likely to increase reliance on the private car and the associated detrimental environmental impacts this brings. Possible adverse ecological impact by developing this site and the loss of several trees.	Whilst some employment opportunities exist locally, the nearest employment centres are located in Crawley, 5.5km away and East Grinstead, 8km away. Short term employment opportunities would be created through the development of the site. No employment land or premises would be lost by developing the site.	The development of the site would impact on the countryside objective, as it would involve development in the Strategic Gap. Loss of trees and ecological impacts would adversely impact upon other environmental objectives. The site is not in close proximity to higher order services, facilities and a range of employment, this would inevitably lead to increased car journeys in the area. The development of the site would meet the supply of affordable housing demanded in the village.
Land rear of 240-254 Holtye Road, East Grinstead (GF/1)	0.83 ha site located to east of East Grinstead, characterised by unused and overgrown open space. The site abuts dwellings to its north, east and west and open space to its south.	East Grinstead Station is 2.5 km away and a bus service operates nearby the site. Local shops are within a short walking distance of the site. East Grinstead has a wide range of community services and facilities, although due to the sites distance from the town centre it is not particularly well located to these services and facilities. WSCC state that the site is in part well located to services and facilities. The site could accommodate 30 new dwellings, 9 of which would be classified as affordable, which would make a contribution of 2% of the demand for such housing in East Grinstead.	The site is located within a Countryside Area of Development Restraint and abuts an area of Townscape Character to its north and a row of Tree Preservation Orders to the west and south. The site is well screened by an existing tree screen, meaning the impact of the sites development on the surrounding countryside would be minimal. Protected species have been recorded nearby the site.	East Grinstead has a good level of employment. Short term employment opportunities could be created through the development of the site. No employment land or premises would be lost by developing this site.	Relatively sustainable location in terms of access to local services, facilities and public transport – development of this site may help to sustain the local services and facilities. Not particularly well located to higher order services and facilities. Impact on surrounding landscape minimised by existing tree screen. Possible ecological sensitivities on or nearby the site. Possible impact on area of townscape character and TPO's.
Land south of Copthorne Road, Felbridge, East Grinstead (GF/2, referred to as ALT/10 following submission)	3.18 ha site located to the northwest of East Grinstead characterised by scrubland with some trees. The site abuts existing development to the north, east and south, whilst land to the west is open and undeveloped.	Bus services operate adjacent to the site however East Grinstead Station is 2.8 km away. East Grinstead has a wide range of community services and facilities, although due to the sites distance from the town centre it is not particularly well located to these services and facilities. However, there are local shops within 800 metres of the site, a primary school within 100 metres and secondary school within 800 metres. The site could accommodate 95 new dwellings, including 28 affordable, which would make a contribution of only 5% of the demand for such housing in East Grinstead.	The site is located within a Countryside Area of Development Restraint, however it is not located within a strategic gap and is considered to make only a limited contribution to the countryside setting of the town. The development of the site would result in the loss of trees. The site is limited with regard to access to public transport and the town centre services and facilities, hence there may be reliance on the use of a car and the associated environmental problems this brings. Possible ecological interest on site.	East Grinstead has a good level of employment. Short term employment opportunities could be created through the development of the site. There is a potential loss of employment floorspace in the northeast corner of the site.	The site is not particularly well located with regard to higher order services, facilities and retail choice, although it is well located with regards to local services and facilities – development of this site may help to sustain the local services and facilities. Another negative impact would be the loss of mature tree on the site and there may be an adverse impact on the ecology. Possible loss of employment floorspace impacts negatively on economic objectives.

Site Name and Reference	Brief Site Details	Social Issues	Environmental and Natural Resources Issues	Economic Issues	SA/SEA Conclusion
Land adjacent to Moatfield Surgery, St Michaels Road, East Grinstead (GF/3)	0.56ha site located within the built up area of East Grinstead characterised by open grassland and trees in the southwest corner and on the eastern boundary. The site abuts a railway line to its west, health facilities to its east and housing to its south.	The site is well located with regard to regular bus and train services. The site is within walking distance of a schools, a wide range of shops, community facilities and a doctor's surgery and many other community facilities. It therefore has excellent access to services and facilities. The site could accommodate 30 new dwellings, including 5 affordable dwellings that would contribute 1% of the demand for such housing in East Grinstead.	The site lies within the existing built up area and therefore development would not impact on the countryside. The site adjoins a Grade 1 Listed Building, development on this site may impact upon its setting. Sustainable forms of transport would be encouraged to/from this site, although access to it may be difficult. Improvements to sewer infrastructure would be most likely to be required. Development of this site may result in the loss of a pond and therefore there is a potential impact on the ecology of the area.	East Grinstead has a good level of employment. Short term employment opportunities could be created through the development of the site. No employment land or premises would be lost by developing this site.	Excellent location with regard to community services, facilities, retail, public transport and employment opportunities, hence the site would have a positive impact on several of the social and economic objectives. Development may impact on the setting of the Listed Building. Improvements to sewerage infrastructure may be required and there may be an adverse impact on the ecology of the site.
Land south of St Stephens Church, Hamsland, Horsted Keynes (GF/4)	1.13/1.24ha site located to the rear (south) of an existing church and dwellings fronting Hamsland. The site abuts countryside to the south, west and east.	Whilst a bus service operates nearby, the site has few public transport options, with the nearest railway station being located in Haywards Heath, 8 km away (WSCC Highways state it is poorly served by sustainable transport modes). The site is within walking distance of a primary school, local shops and community and recreation facilities, however the nearest secondary school and higher order services, facilities and retail are located 8 km away in Haywards Heath. The site could accommodate 37 new dwellings, 11 of which would be classified as affordable dwellings that would make a contribution of 78% to the demand for such dwellings in Horsted Keynes. As such, the development could significantly relieve the local demand for this type of housing.	The site is located within the High Weald AONB and a Countryside Area of Development Restraint. The site is limited with regard to access to public transport, a range of retail outlets and community services and facilities, hence there would be reliance on the use of a car and the associated environmental problems this brings. WSCC Highways note congestion problems exist on Hamsland, hence development of this site for housing may exacerbate this congestion.	Few employment opportunities exist locally. Haywards Heath, which is seen as an employment centre, is located 8 km from the site. Short term employment opportunities would be created through the development of the site. No employment land or premises would be lost by developing the site.	The development of the site would impact on the countryside objective, as it would involve development in the AONB. Not well served by public transport and not in close proximity to higher order retail outlets, community services and facilities and a range of employment, this would inevitably lead to increased car journeys in the area. The increased housing should help to sustain the existing local shop and other village facilities and services. Provision of affordable housing would impact positively on the housing objective.

Site Name and Reference	Brief Site Details	Social Issues	Environmental and Natural Resources Issues	Economic Issues	SA/SEA Conclusion
Glebe Farm, Haywards Heath Road, Balcombe (GF/5, referred to as ALT/22 following submission)	0.36ha site located to the south of Balcombe, characterised by a disused farmyard and numerous poor quality buildings, some of which are used for business storage. The site abuts a dwelling to its north, a listed building to its east and countryside to its south and west.	Balcombe Station is located 1.3km from the site, where regular train services operate. Balcombe has a primary school, a local shop, limited community facilities and a medical centre (further housing may help to sustain these facilities, although they are quite remote from this site), however the nearest secondary school is Warden Park, 7.6 km away and a wider range of retail, recreation and leisure facilities are located in Haywards Heath, 7 km away. 10 affordable dwellings could be delivered by developing this site, which would provide 20% of the required affordable housing for Balcombe.	The site is located within the High Weald AONB as well as a Countryside Area of Development Restraint. It is considered that developing this site would have a detrimental impact on the landscape character of the AONB. There are records of reptiles adjacent to the site. The site is limited with regard to access to public transport, a range of retail outlets and community services and facilities, hence there would be reliance on the use of a car and the associated environmental problems this brings.	Whilst some employment opportunities exist locally, the nearest employment centre is located in Haywards Heath, some 7km away. Short term employment opportunities would be created through the development of the site. Some buildings on the site are used for business storage and unless this function can be relocated there may be a loss of facilities that support employment locally.	Considered remote from the few village services and facilities, therefore the site is likely to have few positive impacts on social objectives. Loss of employment premises would have a negative impact on economic objectives. Likely adverse impact on the AONB and the associated countryside objective.
Land at Bylanes Close, Cuckfield (GF/6, referred to as ALT/27 following submission)	1.9ha site located to the north of the Cuckfield village centre, characterised by two fields, with mature trees and hedgerows on the boundaries between the two fields. The site abuts dwellings to its east and south and open fields to its west and north.	The nearest station is located in Haywards Heath, approximately 3.3 km away, whilst local bus services operate nearby to the site on approximately an hourly basis to Haywards Heath and on to Burgess Hill and Brighton. The site is within a 15 minute walking distance of primary and secondary schools, local shops and community facilities. A wider range of retail facilities are located in Haywards Heath, 2.8 km away. The site could accommodate 57 new dwellings, 17 of which would be classed as affordable dwellings, which would make a contribution of 30% to the demand for such dwellings in Cuckfield.	The site is located within the High Weald AONB and a Countryside Area of Development Restraint. It is considered that developing this site for housing would have a significant impact on the landscape of the AONB. Southern Water has indicated that improvements to the sewerage infrastructure would be required.	Limited employment opportunities exist in Cuckfield, however the site is situated relatively close to Haywards Heath, which is seen as an employment centre with there being more jobs than the current number of residents who work. Short term employment opportunities would be created through the development of the site. No employment land or premises would be lost by developing the site.	The site is likely to have a negative environmental impact due to its location within the AONB and the potential impact on the landscape. The site is well located to local services and facilities and benefits from reasonable public transport connections - this should have a positive impact on the social objectives. Development of this site may help sustain these local services and facilities. Improvements to sewerage infrastructure would be required.
Land rear of Newton Road, Lindfield (GF/7, referred to as ALT/33 following submission)	3.8ha site located to the east of Lindfield, characterised by a large field in arable cultivation. The site abuts the Eastern Road Nature Reserve, which is heavily wooded, to its southeast, dwellings to its south and west and open farmland to its north and northeast.	The nearest station is located in Haywards Heath, approximately 2.5 km away and regular bus services run to Haywards Heath (including the station). The site is located within a 10 minute walking distance of a primary school, local shops and a medical centre, however the nearest secondary school and a wider range of shops are located in Haywards Heath, 1.7 to 2.8 km away. The site could accommodate 105 new dwellings, 31 of which would be classed as affordable housing, which would make a contribution of 45% to the demand for such housing in Lindfield.	The site is located within a Countryside Area of Development Restraint, but is well screened, so impact of development on the surrounding countryside would be minimal. The site is accessible from a choice of transport modes, however there are many problems in accessing the site that could impact on the road network in the immediate vicinity, thereby adding to local road congestion and exacerbating the environmental problems this brings. The Environment Agency has noted that the watercourse that runs through the site could cause flooding. Improvements to the sewerage infrastructure would be required.	Limited employment opportunities exist in Lindfield, however the site is situated relatively close to Haywards Heath, which is seen as an employment centre with there being more jobs than the current number of residents who work. Short term employment opportunities would be created through the development of the site. No employment land or premises would be lost by developing the site.	The site is likely to have negative environmental impacts due to it likely to exacerbate traffic congestion problems in the area and having an area of possible flood risk. The site is well located to local services and facilities and benefits from reasonable public transport connections - this should have a positive impact on the social objectives. Development of this site may help sustain these local services and facilities. Improvements to sewerage infrastructure would be required.

Site Name and Reference	Brief Site Details	Social Issues	Environmental and Natural Resources Issues	Economic Issues	SA/SEA Conclusion
Land at Gravelye Lane / Lyoth Lane, Lindfield (GF/8)	2.25ha site located on the western side of Lindfield, characterised by grassland that slopes gently to the east. The site abuts the built up area of Lindfield to its west and south sides but is otherwise surrounded by open countryside.	Haywards Heath Station is located approximately 2 km from the site, and regular bus services run to Haywards Heath (including the station). The site is located within a 15 minute walking distance of a primary and secondary school, local shops and a medical centre. A wider range of shops are located in Haywards Heath, 2km away. The development of the site would provide an informal recreation area that would impact positively on the recreation objective. The site could accommodate 65 new dwellings, 19 of which would be classed as affordable housing, which would make a contribution of 28% to the demand for such housing in Lindfield.	The site is located within a Strategic Gap and a Countryside Area of Development Restraint. English Nature and WSCC Ecologist have stated that there is possible ecological value on the site. Part of the site would be turned into a nature reserve. Development of this site would result in the loss of a hedgerow.	Limited employment opportunities exist in Lindfield, however the site is situated relatively close to Haywards Heath, which is seen as an employment centre with there being more jobs than the current number of residents who work. Short term employment opportunities would be created through the development of the site. No employment land or premises would be lost by developing the site.	The site is well located to local services and facilities and benefits from reasonable public transport connections - this should have a positive impact on the social objectives. Development of this site may help sustain these local services and facilities. The development of the site would provide an informal recreation area, which will also result in a positive social impact. Development would involve incursion into the strategic gap - possible negative environmental impacts, although a nature reserve would be created - a possible positive environmental impact.
Land north of Faulkners Way, Burgess Hill (GF/9, referred to as ALT/44 following submission)	2ha site (3.25ha including land allocated under BH6), located to the north of Faulkners Way and Berry Close, to the north of Burgess Hill. The site is characterised by informal open space. The site abuts dwellings to its southeast and south, a waste transfer station to its northwest and land allocated under policy BH12 (employment allocation) to its north.	Wivelsfield Station is within walking distance of the site (WSCC Highways state the site is accessible to a choice of modes of transport). The site is located within walking distance of a primary school, local shops and recreation facilities, however the nearest secondary school is 1.7 km away and the nearest doctor's surgery is 1.6 km away. WSCC Highways state the site is well located to services and facilities. Development of this site for housing would result in the loss of informal recreation space used by dog walkers (the land is also allocated in the local plan as a playing field with associated facilities). The site could accommodate 60 new dwellings, 18 of which would be classified as affordable dwellings, which would make a contribution of 3% to the demand for such dwellings in Burgess Hill.	The site is not located within a strategic gap, or any areas designated for their landscape beauty, however it is located within a Countryside Area of Development Restraint. Trees and hedges on the site that contribute to its landscape value may be lost. The WSCC Ecologist has identified features of ecological interest on or adjacent to the site, including a pond and records of great crested newts. A Local Nature Reserve is adjacent to the site, which could be impacted upon especially during the construction stage of the development.	Burgess Hill has a good level of employment (as demonstrated by the travel to work data). Short term employment opportunities could be created through the development of the site. No employment land or premises would be lost by developing this site.	The site is well connected to local services and facilities and reasonably well connected to the town centre - this should impact positively on social objectives. There is a possible negative impact on the ecology of the area and in particular on the adjacent LNR. The sites development would result in the loss of a current recreation facility - a negative impact.

Site Name and Reference	Brief Site Details	Social Issues	Environmental and Natural Resources Issues	Economic Issues	SA/SEA Conclusion
Land at Manor Road, Burgess Hill (GF/10)	4.9ha site located on the northeast side of Burgess Hill, characterised by open fields used for agricultural purposes. The site abuts existing dwellings to its north, south and west and open fields to its east.	Wivelsfield Station is within a 10 minute walking distance of the site and a regular bus service operates nearby to the site (WSCC Highways state the site is accessible to a choice of modes of transport). The site is located within a short walking distance of a primary school, local shops and recreation facilities, however the nearest secondary school and doctors surgery are 2.7 km away. The town centre is 2.5 km from the site. The site could accommodate 147 new dwellings, 44 of which would be classed as affordable housing, which would contribute 6% to the demand for such housing in Burgess Hill.	The site is not located within a strategic gap, or any areas designated for their landscape beauty, however the site is located within a Countryside Area of Development Restraint. Trees and hedges on the site that contribute to its landscape value may be lost, however the WSCC ecologist has stated that it would be suitable to develop. The site is accessible to a range of transport modes, which would reduce the need to use the car and its associated detrimental impacts. Significant works to foul and surface water drainage infrastructure would be required to serve any development at this site.	Burgess Hill has a good level of employment (as demonstrated by the travel to work data). Short term employment opportunities could be created through the development of the site. No employment land or premises would be lost by developing this site.	The site is well connected to public transport, local services and facilities and reasonably well connected to the town centre - this should impact positively on social objectives. On the negative side, there are existing problems with the sewerage and surface water drainage infrastructure in the area; any further development would exacerbate this unless improvements are made. As the site is surrounded by housing on three sides development should not adversely impact the nearby landscape.
Folders Meadow, Folders Lane, Burgess Hill (GF/11)	2.3ha site located within the built up area of Burgess Hill, characterised by open grass fields. The site abuts Folders Lane to its south, Birchwood Grove Road and the rear of residential properties to its northwest and playing fields and open space to its east.	Burgess Hill Station is located within 15 minutes walking distance of the site and regular bus services operate nearby (WSCC Highways state the site is accessible to a choice of modes of transport). The site is located within 15 minutes walking distance of local shops, schools, community and recreation facilities, a medical centre and the town centre. It therefore has excellent access to services and facilities. The site could accommodate 69 new dwellings, 20 of which would be classed as affordable, which would make a contribution of 3% to the demand for such housing in Burgess Hill.	The site is lies within the existing built up area and therefore development would not impact on the countryside. The site adjoins a Conservation Area; development on this site may impact upon its character especially during the construction stage. Sustainable forms of transport would be encouraged to/from this site, thereby reducing dependence on the car and the associated environmental problems this can bring. Improvements to sewerage infrastructure would be required. Possible ecological impact as legally protected reptiles and bats have been recorded in the area.	Burgess Hill has a good level of employment (as demonstrated by the travel to work data). Short term employment opportunities could be created through the development of the site. No employment land or premises would be lost by developing this site.	Excellent location with regard to community services, facilities, retail, public transport and employment opportunities, hence the site would have a positive impact on several of the social and economic objectives. Development may impact on the adjacent Conservation Area and ecology of the area. Improvements to sewerage infrastructure would be required.

Site Name and Reference	Brief Site Details	Social Issues	Environmental and Natural Resources Issues	Economic Issues	SA/SEA Conclusion
Field rear of Stafford House, Keymer Road, Hassocks (GF/12, referred to as ALT/50 following submission)	1ha site located within the built up area of Hassocks, characterised by an open field used for recreational purposes in conjunction with Stafford House. The site abuts low to medium density housing to its north, west and east, whilst Stafford House, the County Library, the Beacon Centre and associated car parking is located to the south.	Hassocks station is located within walking distance of the site. The site is within walking distance of schools, local shops, health facilities and community and recreation facilities. WSCC Highways state the site is in part well located to services, facilities and a choice of modes of transport. The development of this site for housing would result in the loss of an important piece of open space used for recreational purposes in association with Stafford House. The site could accommodate 30 new dwellings, 9 of which would be classed as affordable housing, which would contribute 7% to the demand for such housing in Hassocks.	The site is within the designated built up boundary of Hassocks and therefore is not located within a strategic gap, or any areas designated for their landscape beauty. However trees located in the northwest of the site are protected by a Tree Preservation Order and the possible loss of these trees may impact on the local landscape/ townscape. Legally protected bat and reptile species may exist on the site.	The Travel to work data has shown that a significant level of employment exists in Hassocks, although many of the existing residents commute to the employment centres of Burgess Hill, Haywards Heath and Brighton. Short term employment opportunities would be created through the development of the site. No employment land or premises would be lost by developing the site.	The site is reasonably well located to services and facilities, however the development of the site would result in the loss of the recreational field used in association with Stafford House, hence there would be positive and negative impacts on social objectives. There would also be a possible loss of trees covered by TPOs and there are possible features of ecological interest, hence possible negative impacts on certain environmental objectives.
Land west of Mackie Avenue, Hassocks (GF/13)	7ha site (including the current Local Plan allocation KH2 (housing and playing fields)) located to the northern side of Hassocks. The site consists of open farmland. Existing dwellings are located to the east, west and south of the site, with open countryside located to the north.	Hassocks station is located within walking distance of the site. The site is within walking distance of schools, local shops, health facilities and community and recreation facilities. WSCC Highways state the site is in part well located to services, facilities and a choice of modes of transport. Playing fields or informal open space would be delivered through developing this site for housing. The site could accommodate 130 new dwellings, 39 of which would be classed as affordable dwellings, which would contribute 32% to the demand for such dwellings in Hassocks.	The site is not located within a strategic gap or any areas designated for their landscape beauty, although the site does lie outside the built up area boundary of Hassocks and within a Countryside Area of Development Restraint. The site is bordered by development on two sides and a railway to its west, therefore the development would be unlikely to impact dramatically on the local landscape. It is likely that improvements to the sewerage infrastructure would be required. As deficiencies exist on the local road network, developing this site may increase traffic congestion locally and the associated environmental problems this can bring.	The Travel to work data has shown that a significant level of employment exists in Hassocks, although many of the existing residents commute to the employment centres of Burgess Hill, Haywards Heath and Brighton. Short term employment opportunities would be created through the development of the site. No employment land or premises would be lost by developing the site.	The site is well located to public transport, services and facilities. Developing this site would create an informal open space/recreation area. Overall the site has positive impacts on the social objectives. There would be a minimal impact on the local landscape, although there may be an increase in road congestion. Possible improvements to the sewerage infrastructure required.

Site Name and Reference	Brief Site Details	Social Issues	Environmental and Natural Resources Issues	Economic Issues	SA/SEA Conclusion
Keymer Tiles, Cants Lane, Burgess Hill (PD/11)	Extensive site located on the eastern side of Burgess Hill, which is currently in use as a tile works that is currently down sizing as the clay reserves decrease. There are significant changes in level across the site with substantial clay pits. There are also ponds on the northeastern side of the site. Residential dwellings surround the site and a railway line abuts the southern boundary of the site. It is envisaged that only part of the site could be developed in the plan period (approx 250 dwellings) with the remainder of the site (approx 225 dwellings) being delivered in the period 2016 - 2026.	The site is within 15 minutes walking distance of both Burgess Hill and Wivelsfield train stations and a regular bus service operates adjacent to the site. The site is located within 15 minutes walking distance of local shops, schools, community and recreation facilities, a medical centre and the town centre. It therefore has excellent access to services and facilities. The site could accommodate 475 new dwellings, 142 of which would be classed as affordable dwellings, which would contribute 21% to the demand for such housing in Burgess Hill.	The site is located within the built up area boundary for Burgess Hill and as such is not located within a strategic gap or any areas designated for their landscape beauty. Hence development of the site would not impact on the countryside. The majority of the site is designated as an SNCI and has a protected amphibian population and the WSCC ecologist and the Environment Agency have indicated that they would object to the allocation on conservation grounds. In order to develop this site extensive works would have to be undertaken to the sewerage infrastructure and surface water drainage system in the area, without which there would be a significant risk of flooding to this site. WSCC Highways have indicated that the development would place demand on the existing road network and that as such improvements would need to be made, without which traffic congestion would be exacerbated in the area, which would cause a rise in the environmental problems this brings.	Burgess Hill has a good level of employment (as demonstrated by the travel to work data). Short term employment opportunities could be created through the development of the site. Although this site currently supports an employment use, it is inevitable that the use will cease to exist in the next few years (i.e. when the clay reserves have been exhausted). Hence, the site would be developed once the employment use has ceased to exist on this site and there would not be a loss of jobs or any current businesses.	Excellent location with regard to community services, facilities, retail, public transport and employment opportunities, hence the site would have a positive impact on several of the social and economic objectives. However, development of this site for housing would be likely to have a detrimental impact on some of the environment and natural resources objectives. This is due to the SNCI designation, the current ecological interest on site, the possible risk of flooding and the risk of increased road congestion.
Land at Ashplatts House, East Grinstead (OMS2)	4.45 ha site, open field, High Weald AONB to the east, trees on boundaries (some TPO's), housing to west, close to the A264	East Grinstead has a wide range of community services and facilities, although WSCC Highways have stated the site is not well located to these services and facilities, due to it's distance from the town centre. At the end of March 2005, 553 applicants wanted housing association homes in East Grinstead*, this site would deliver a minimum of 40 affordable units and therefore contribute to reducing this figure.	Site acts as a buffer between town and AONB, therefore likely impact on nearby landscape. There is a SNCI adjacent to the south west of the site and protected species recorded nearby. Adequate capacity in the foul sewer. The site is not well served by public transport; hence dependence will be on the car and the associated environmental problems this can bring (increased congestion, air pollution, etc).	East Grinstead has a good level of employment. Short term employment opportunities could be created through the development of the site. No employment land or premises would be lost by developing this site.	Development could be harmful to the AONB and SNCI. The site is not well served by public transport and not in close proximity to services and facilities, this would inevitably lead to increased car journeys in the area.
Sunnyside Cottages, Harwoods Lane, East Grinstead (OMS6)	0.17 ha site, partly wooded with a pair of semi-detached houses. Housing adjoins to north of west, woodland to the south and Harwoods Lane on the eastern boundary. Classed as a Previously Developed Site	Site is a previously developed site and is therefore not considered as an option for allocating as a small scale greenfield housing site. The site may warrant inclusion as an allocated previously developed site with a policy framework. Factors such as deliverability and if the site already benefits from an extant permission need to be determined. If these factors are favourable towards the site being allocated then a <b>sustainability appraisal of this site will be undertaken to determine if it merits inclusion in the Housing Document.</b>			

Site Name and Reference	Brief Site Details	Social Issues	Environmental and Natural Resources Issues	Economic Issues	SA/SEA Conclusion
Land adjacent to Acacia Cottage, Crawley Down Road, Felbridge (OMS9, referred to as ALT/10A following submission)	0.49 ha site, comprises 1 dwelling in landscaped garden, remainder of site mostly tree covered. Crawley Down Road to the north, built up area boundary to the east. Site is within a strategic gap.	Regular bus services operate adjacent to the site however East Grinstead Station is 3.7 kilometres away. East Grinstead has a wide range of community services and facilities, although due to the sites distance from the town centre it is not particularly well located to these services and facilities. There are very limited local shops within 800 metres of the site. At the end of March 2005, 553 applicants wanted housing association homes in East Grinstead*, this site would deliver a minimum of 4 affordable units.	Site would involve development within the strategic gap between Crawley and East Grinstead. Several trees would be lost by developing the site. Inadequate foul sewer capacity downstream. Very limited shops and facilities within close proximity to the site, although there is a nearby bus stop with regular services into the town centre. Due to this development of the site may increase dependence on the car and the associated environmental problems this can bring.	East Grinstead has a good level of employment. Short term employment opportunities could be created through the development of the site. No employment land or premises would be lost by developing this site.	Reasonably remote from services and facilities. Poor access to public transport, hence increase use of the car and the associated environmental problems this brings - a negative impact on some environmental/ natural resources objectives. Would result in the loss of several trees, some of which are mature. Incursion into strategic gap.
East Grinstead Football Club, East Court, East Grinstead (OMS11, referred to as ALT/12 following submission)	2.75 ha site, football pitch & ancillary facilities, rifle club buildings with open land. Trees/woodland surround the site, stream forms northern boundary beyond which is housing. East Court grounds to south and west. Classed as a Previously Developed Site.	Site is a previously developed site and is therefore not considered as an option for allocating as a small scale greenfield housing site. The site may warrant inclusion as an allocated previously developed site with a policy framework. Factors such as deliverability and if the site already benefits from an extant permission need to be determined. If these factors are favourable towards the site being allocated then a <b>sustainability appraisal of this site will be undertaken to determine if it merits inclusion in the Housing Document.</b>			
Dunnings Mill, Dunnings Road, East Grinstead (OMS13, referred to as ALT/11 following submission)	1.8 ha site, southern part (0.63 ha) is a leisure building with associated parking (classed as PDL), northern section (0.89 ha) is unused & overgrown (classed as greenfield). A third part of the site is proposed for public open space (0.28 ha). Housing adjoins the site on the northeast boundary, a stream forms part of the southwest boundary, Dunnings Road runs alongside the eastern boundary.	East Grinstead has a wide range of community services and facilities that could be accessed from this site, predominantly by the regular bus service that passes the site. Development of site would result in the loss of leisure facility and public open space. At the end of March 2005, 553 applicants wanted housing association homes in East Grinstead*, this site would deliver a minimum of 16 affordable units.	Site acts as a buffer between the town and AONB. Site within strategic gap between East Grinstead & Crawley. Improvements to sewerage infrastructure would be required. May be archaeological remains on the site. Need to ensure against adverse impacts on the stream and it is known that there a flooding incidents associated with this watercourse. Bats and reptiles identified nearby. Development would result in the loss of trees and possibly areas of biodiversity interest. Existing tree belt acts as a buffer between the town and countryside.	Development of this site for housing would result in the loss of an employment generating facility - the squash and leisure complex. East Grinstead does have a good level of employment (as shown by the travel to work data). Short term employment opportunities could be created by redeveloping this site	Development could be harmful to the AONB and other landscape and biodiversity features. It would also be likely to be at risk from flooding, hence there would be several negative impacts on environment objectives. Development would result in the loss of leisure and community facilities as well as current employment - negative social and economic impacts. Incursion into strategic gap and the rural entrance into the town.

Site Name and Reference	Brief Site Details	Social Issues	Environmental and Natural Resources Issues	Economic Issues	SA/SEA Conclusion
Land south of Sunte House, Haywards Heath (OMS15, referred to as ALT/31 following submission)	2.6 ha site, open paddock crossed by private drive to Sunte House (Grade II*) to the north. Residential development on the eastern and southern sides, Wickham Farmhouse (Grade II*) is to the west. Trees line the site boundary.	Haywards Heath has a wide range of community services and facilities, several of which are within 15 minutes walk of the site. The railway station is also within 15 minutes walk of the site. At the end of March 2005, 602 applicants wanted housing association homes in Haywards Heath*, this site would deliver a minimum of 23 affordable units.	Development of the site would be likely to impact upon the setting of 2 listed buildings. Railway station in close proximity to the site, reduces dependence on the car and the associated detrimental environmental impacts. Insufficient capacity in the sewerage system downstream of this site, improvements would be required.	Haywards Heath has a good level of employment (as demonstrated by the travel to work data) with there being more jobs than the current number of residents who work. Short term employment opportunities could be created through the development of the site. No employment land or premises would be lost by developing this site.	Development could damage the setting of the 2 listed buildings. The impacts of developing this site on the social objectives should be generally positive.
Land at Milton Way, Haywards Heath (OMS21)	0.4 ha site, comprises of car park adjoining telephone exchange. Car Park is frequently underused. Haywards Heath Railway Station is within 50 metres to the east of the site.	Site is a previously developed site and is therefore not considered as an option for allocating as a small scale greenfield housing site. The site may warrant inclusion as an allocated previously developed site with a policy framework. Factors such as deliverability and if the site already benefits from an extant permission need to be determined. If these factors are favourable towards the site being allocated then a <b>sustainability appraisal of this site will be undertaken to determine if it merits inclusion in the Housing Document.</b>			
Eldridge Caravan Park, Valebridge Road, Burgess Hill (OMS27, referred to as ALT/48 following submission)	0.6 ha site, covered by woodland, railway on the western boundary, Valebridge Road on eastern boundary, housing and public right of way to the south of the site.	The site is within 15 minutes walk of Wivelsfield train station and local shopping facilities. The town centre and nearest secondary school are not conveniently located to the site. At the end of March 2005, 664 applicants wanted housing association homes in Burgess Hill*, this site would deliver a minimum of 5 affordable units.	The site is covered by a woodland TPO. The site is within the Strategic Gap between Haywards Heath & Burgess Hill. Sewerage problems in the area, improvements would be required. There are problems with gaining access to the site, as stated by WSCC Highways.	Burgess Hill has a good level of employment (as demonstrated by the travel to work data). Short term employment opportunities could be created through the development of the site. No employment land or premises would be lost by developing this site.	Development of this site would damage the woodland covered by the TPO and therefore adversely impact on the local landscape and possibly ecology. Some community services and facilities and a wider range of retail facilities are not particularly well located to the site. Incursion into Strategic Gap.
Land south of Lodgelands / College Road, Ardingly (OMS31)	1.4ha site located to the south of Ardingly, characterised by a field that slopes down from north to south. The site abuts housing to its north, open countryside to its east, two houses set in extensive grounds to its west and a field and woodland to its south.	Public transport is not very accessible to this site. The site is within walking distance of a primary school, local shop and limited community facilities (further housing may help sustain these facilities), however the nearest secondary school and main shops are located in Haywards Heath, 6 kilometres away. The site can therefore be considered to be not particularly accessible to a range of community services and facilities. The site could accommodate 42 new dwellings, 12 of which would be classified as affordable, which would contribute 33% to the demand for such housing in Ardingly.	The site is located outside the designated built up area of Ardingly and is located within the High Weald AONB. English Nature has noted records of grass snakes on the site and walkover surveys regarding archaeology and ecology would be required. Water blockages that may cause flooding have been identified on the site and it is possible that improvements to the sewerage infrastructure would be required. Development of the site may increase dependence on the car and the associated environmental problems this can bring.	Whilst some employment opportunities exist locally, the nearest employment centre is located in Haywards Heath, some 6 kilometres away. Short term employment opportunities would be created through the development of the site. No employment land or premises would be lost by developing the site.	The development of the site would impact on the Area of Outstanding Natural Beauty and possibly on the setting of the village. Not well served by public transport and not in close proximity to services, facilities and a range of employment, this would inevitably lead to increased car journeys in the area. The increased housing should help to sustain the existing local shop and other village facilities and services. Possible ecological features on site.

Site Name and Reference	Brief Site Details	Social Issues	Environmental and Natural Resources Issues	Economic Issues	SA/SEA Conclusion
Land between Lodgelands and Standgrove Place, College Road, Ardingly (OMS32)	3.6ha site located to the south of Ardingly, characterised by a field that slopes down from north to south. The site abuts residential dwellings to its north, open land to its northeast and east, woodland along part of its southern boundary and beyond that a small group of houses.	Public transport is not very accessible to this site. The site is within walking distance of a primary school, local shop and limited community facilities (further housing may help sustain these facilities), however the nearest secondary school and main shops are located in Haywards Heath, 6 kilometres away. The site can therefore be considered to be not particularly accessible to a range of community services and facilities. The site could accommodate 108 new dwellings, 32 of which would be classified as affordable, only two short of the total demand for such dwellings in Ardingly.	The site is located outside the designated built up area of Ardingly and is located within the High Weald AONB. English Nature has noted records of grass snakes on the site and walkover surveys regarding archaeology and ecology would be required. Water blockages that may cause flooding have been identified on the site and it is possible that improvements to the sewerage infrastructure would be required. Development of the site may increase dependence on the car and the associated environmental problems this can bring.	Whilst some employment opportunities exist locally, the nearest employment centre is located in Haywards Heath, some 6 kilometres away. Short term employment opportunities would be created through the development of the site. No employment land or premises would be lost by developing the site.	The development of the site would impact on the Area of Outstanding Natural Beauty and possibly on the setting of the village. Not well served by public transport and not in close proximity to services, facilities and a range of employment, this would inevitably lead to increased car journeys in the area. The increased housing should help to sustain the existing local shop and other village facilities and services. Possible ecological features on site.
Butchers Field, Street Lane, Ardingly (OMS33)	2.29ha site located to the west of Ardingly, characterised by an open field that is used for grazing. The site abuts Butchers Shaw to its northeast, Street Lane to its north, a field and low-density housing to its east and open countryside to its west and south. A belt of small tress/shrubs are located on the southern boundary.	Public transport is not very accessible to this site. The site is within walking distance of a primary school, local shop and limited community facilities (further housing may help sustain these facilities), however the nearest secondary school and main shops are located in Haywards Heath, 6 kilometres away. The site can therefore be considered to be not particularly accessible to a range of retail and community services and facilities. The site could accommodate 69 new dwellings, 20 of which would be classified as affordable, which is 59% of the demand for such dwellings in Ardingly.	The site is located outside the designated built up area of Ardingly and is located within the High Weald AONB. WSCC object to the site on landscape grounds. WSCC Ecologist considers development would have a significant impact on the existing ecology on the site. The site is immediately adjacent to a Conservation Area. Water blockages that may cause flooding have been identified on the site and it is possible that improvements to the sewerage infrastructure would be required. Development of the site may increase dependence on the car and the associated environmental problems this can bring.	Whilst some employment opportunities exist locally, the nearest employment centre is located in Haywards Heath, some 6 kilometres away. Short term employment opportunities would be created through the development of the site. No employment land or premises would be lost by developing the site.	The development of the site would impact on the Area of Outstanding Natural Beauty and possibly on the setting of the village. Not well served by public transport and not in close proximity to services, facilities and a range of employment, this would inevitably lead to increased car journeys in the area. The increased housing should help to sustain the existing local shop and other village facilities and services. Development of site would be likely to impact on the adjacent Conservation Area. Ecological features on site.

Site Name and Reference	Brief Site Details	Social Issues	Environmental and Natural Resources Issues	Economic Issues	SA/SEA Conclusion
Land at the Rectory, Haywards Heath Road, Balcombe (OMS39, referred to as ALT/25 following submission)	0.27ha site located to the northwest of Balcombe, characterised by open space featuring a small area of woodland with areas overgrown with vegetation in its centre. The site abuts Balcombe House to its northeast, The Rectory to its southeast, open grassland to its northwest and Haywards Heath Road to its south.	Balcombe Station is located within walking distance of the site (700 metres), where regular train services operate. The site is located within walking distance of a primary school, a local shop, limited community facilities and a medical centre (further housing may help to sustain these facilities), however the nearest secondary school is Warden Park, 7 km away and a wider range of retail, recreation and leisure facilities are located in Haywards Heath, 7.7 km away. The site can therefore be considered to be not particularly accessible to a range of retail and community services and facilities, although for a village location it is.	The site is located within the High Weald AONB, a Countryside Area of Development Restraint and is adjacent to a conservation area. Possible archaeological and ecology interest on site. Possible impact on the setting of Balcombe House (Grade II) and Casteye Barn (also listed).	Whilst some employment opportunities exist locally, the nearest employment centre is located in Haywards Heath, some 7.7 kilometres away. Short term employment opportunities would be created through the development of the site. No employment land or premises would be lost by developing the site.	A sustainable village location, although the village does have few services and facilities. The increased housing could help to sustain the existing local shop and other village facilities and services. The development of the site would impact on the AONB and the associated countryside objective. There are possibly protected species on the site.
Vintens Nursery, Oldlands Avenue, Balcombe (OMS40, referred to as ALT/24 following submission)	3ha site located to the south of Balcombe, characterised by a former refuge tip and former nursery with foundations of glasshouses and other buildings that have become overgrown by scrubland and trees. The site abuts residential dwellings to its north, open fields to its west and woodlands to its south and east.	Balcombe Station is located within walking distance of the site (800 metres), where regular train services operate. The site is located within walking distance of a primary school, a local shop, limited community facilities and a medical centre (further housing may help to sustain these facilities), however the nearest secondary school is Warden Park, 6.2 km away and a wider range of retail, recreation and leisure facilities are located in Haywards Heath, 6.6 km away. The site could deliver a minimum of 27 affordable houses, a 55% contribution towards the requirement for such dwellings in Balcombe.	The site is located within the High Weald AONB, a Countryside Area of Development Restraint and is adjacent to a conservation area. English Nature has noted the presence of protected species and indicated that development of this site is not a preferred option. The Environment Agency and English Nature has indicated that development of the site is inappropriate given the presence of a semi-ancient woodland. Possible archaeological interest on site.	Whilst some employment opportunities exist locally, the nearest employment centre is located in Haywards Heath, some 6.6 kilometres away. Short term employment opportunities would be created through the development of the site. No employment land or premises would be lost by developing the site.	Relatively close to the village's facilities, although the village does have few services and facilities. The increased housing could help to sustain the existing local shop and other village facilities and services. The development of the site would impact on the AONB as well as ancient woodland and probably protected species, thereby creating negative impacts on some of the environmental objectives.
Land opposite Balcombe Garage, (Spring Field Shaw), London Road, Balcombe (OMS41, referred to as ALT/23 following submission)	0.16ha site located to the west of Balcombe, characterised by a car park that is enclosed by trees on three sides.	Balcombe Station is located within walking distance of the site (100 metres), where regular train services operate. The site is located within walking distance of a primary school, a local shop, limited community facilities and a medical centre (further housing may help to sustain these facilities), however the nearest secondary school is Warden Park, 6.2 km away and a wider range of retail, recreation and leisure facilities are located in Haywards Heath, 6.6 km away.	The site is located within the High Weald AONB and a Countryside Area of Development Restraint. Possible archaeological interest on site.	Whilst some employment opportunities exist locally, the nearest employment centre is located in Haywards Heath, some 6.6 kilometres away. Short term employment opportunities would be created through the development of the site. No employment land or premises would be lost by developing the site.	Relatively close to the villages facilities and a regular train service, although the village does have few services and facilities. The increased housing could help to sustain the existing local shop and other village facilities and services. The development of the site would impact on the countryside objective due to its location in the AONB.

Site Name and Reference	Brief Site Details	Social Issues	Environmental and Natural Resources Issues	Economic Issues	SA/SEA Conclusion
Land north of Balcombe School, London Road, Balcombe (OMS43)	1.86ha site located to the north of Balcombe, characterised by small fields and blocks of woodland, with some minor structures, including a scout hall. Similarly dispersed land use patterns surround the site.	Balcombe Station is located within walking distance of the site (800 metres), where regular train services operate. The site is located within walking distance of a primary school, a local shop, limited community facilities and a medical centre (further housing may help to sustain these facilities), however the nearest secondary school is Warden Park, 6.7 km away and a wider range of retail, recreation and leisure facilities are located in Haywards Heath, 7.2 km away. The site could accommodate 55 new dwellings, 16 of which would be classified as affordable dwellings, which would make a contribution of 32% to the demand for such housing in Balcombe.	The site is located within the High Weald AONB and a Countryside Area of Development Restraint. Possible archaeological interest on site. The site is adjacent to a Conservation Area and may impact upon the setting of St Mary's Church, which is Grade I listed. Improvements to the sewerage infrastructure would be required and careful consideration would need to be given to the adjacent ghyll woodland. Likely loss of trees (some of which are mature) if the site was developed.	Whilst some employment opportunities exist locally, the nearest employment centre is located in Haywards Heath, some 7.2 kilometres away. Short term employment opportunities would be created through the development of the site. No employment land or premises would be lost by developing the site.	Relatively close to the villages facilities and a regular train service, although the village does have few services and facilities. The increased housing could help to sustain the existing local shop and other village facilities and services. The development of the site would impact on the countryside objective due to its location in the AONB. Additionally there may be adverse impacts on the Listed Building and trees on and adjacent to the site. Improvements to the sewerage infrastructure would be required.
Car Park to the former Queens Head PH, London Road, Bolney (OMS44, referred to as ALT/41 following sub)	0.2ha site located on the eastern edge of Bolney, characterised by a former car park with several mounds of hardcore/earth covering a large proportion of its area. Housing lies to the north and south of the site.	Site is a previously developed site and is therefore not considered as an option for allocating as a small scale greenfield housing site. The site may warrant inclusion as an allocated previously developed site with a policy framework. Factors such as deliverability and if the site already benefits from an extant permission need to be determined. If these factors are favourable towards the site being allocated then a <b>sustainability appraisal of this site will be undertaken to determine if it merits inclusion in the Housing Document.</b>			
Copthorne Golf Club, Copthorne Road, Copthorne (OMS45)	8.62ha site located to the south of Copthorne, characterised by a golf course, wooded areas in the northwest and southeast corners and a club house and car parking in the northern extension. The site abuts housing to its west, north and east sides, whilst the remainder of the golf course is located to its south, beyond Copthorne Common Road.	The nearest station is located in Three Bridges, 4 kilometres away, however a regular bus services operate nearby the site. The site is located within walking distance of a primary school, community facilities and local shops, however the nearest secondary school is Pound Hill, 4 kilometres away. The site is relatively remote from higher order services and retail choice. The site could accommodate 180 new dwellings (assuming development of part of site only), of which 54 would be classified as affordable, which would exceed the demand for such housing in Copthorne. Development of the site for housing would result in the loss of the common land that can be used by members of the public - a recreation/leisure facility.	Only the club house is located within the built up area boundary, with the remainder of the site located within a strategic gap. The site is designated as common land and is subject to a SNCI and a Tree Preservation Order. Developing this site for housing would have an adverse impact on these designations and the sustainability objectives associated with them. English Nature has indicated that the site is not a recommended choice for development due to the SNCI designation. WSCC Highways state the site is not accessible by a choice of modes of transport or well located in relation to services and facilities - this would be likely to increase reliance on the private car and the associated detrimental environmental impacts this brings. Improvements to the foul drainage infrastructure would be required.	Whilst some employment opportunities exist locally, the nearest employment centres are located in Crawley, 5.5km away, and East Grinstead, 8.8 km away. Short term employment opportunities would be created through the development of the site. No employment land or premises would be lost by developing the site, provided the club house is relocated to the remainder of the golf course to the south of Copthorne Common Road.	Negative sustainability impacts of developing this site would be the loss of common land used for recreation purposes and the impact on the SNCI and the Tree Preservation Order. The site is not in close proximity to higher order services, facilities and a range of employment, this would inevitably lead to increased car journeys in the area. The development of the site would meet the supply of affordable housing demanded in the village.

Site Name and Reference	Brief Site Details	Social Issues	Environmental and Natural Resources Issues	Economic Issues	SA/SEA Conclusion
Land north of Copthorne Road, Copthorne (OMS46)	20.5ha site located to the southwest of Copthorne, characterised by low-density housing developments with large gardens, a petrol station, car repair garage and plant hire company. The northern side of the site is heavily wooded. The site abuts the A264 and the Copthorne Road followed by open fields.	Site is a previously developed site and is therefore not considered as an option for allocating as a small scale greenfield housing site. The site may warrant inclusion as an allocated previously developed site with a policy framework. Factors such as deliverability and if the site already benefits from an extant permission need to be determined. If these factors are favourable towards the site being allocated then a <b>sustainability appraisal of this site will be undertaken to determine if it merits inclusion in the Housing Document.</b>			
Land west of Newlands Park, Copthorne (OMS47)	3.4ha site located to the east of Copthorne, characterised by 11 dwellings with large gardens and significant tree coverage. The site abuts the Newlands Park residential development to its east, Copthorne Common to its west, open land to its north and low-density development beyond Copthorne Common Road to its south.	Site is a previously developed site and is therefore not considered as an option for allocating as a small scale greenfield housing site. The site may warrant inclusion as an allocated previously developed site with a policy framework. Factors such as deliverability and if the site already benefits from an extant permission need to be determined. If these factors are favourable towards the site being allocated then a <b>sustainability appraisal of this site will be undertaken to determine if it merits inclusion in the Housing Document.</b>			
Crawley Down Nurseries, Turners Hill Road, Crawley Down (OMS50)	2.1/2.3ha site, characterised by a nursery and associated shop and small scale buildings, and a large area of woodland to the rear. This woodland extends beyond the site to its east, northeast and southeast. A large house with large garden (for possible inclusion in the site) abuts the site to its north. Part of the site is classed as previously developed.	The nearest station is East Grinstead, 6.7 kilometres away, whilst an infrequent bus service operates next to the site. The site is located within walking distance of a primary school, community facilities, health centre and local shops (although these facilities are considered to be remote from this site). The nearest secondary school is located in East Grinstead, 4.9 kilometres away, and Pound Hill, 7 kilometres away, and the nearest main shops are in East Grinstead and Crawley. The site could accommodate 63 to 69 new dwellings, 18 to 20 of which would be classified as affordable, which would contribute 34% to 37% of the demand for such housing in Crawley Down.	The site is located within a strategic gap. Concern has been expressed by the WSCC Ecologist and English Nature over the possible loss of broadleaf woodland and other ecological features on site. As the site is not well served by public transport and not well located to services, facilities and employment, development of the site may increase dependence on the car and the associated environmental problems this can bring. Major improvements to the sewerage infrastructure would be required.	Whilst some employment opportunities exist locally, the nearest employment centres are located in Crawley and East Grinstead. Short term employment opportunities would be created through the development of the site. It is considered that no employment land or premises would be lost by developing the site, as the nursery has ceased to exist, with several of the buildings that were associated with this use demolished.	The site is not well connected to the village centre and higher order services and as such is likely to encourage car use. Incursion into the strategic gap and loss of broadleaf woodland (and its associated ecological features) would have a significant negative impact on the environmental objectives. Major sewerage infrastructure works would be required.

Site Name and Reference	Brief Site Details	Social Issues	Environmental and Natural Resources Issues	Economic Issues	SA/SEA Conclusion
Land south of Grange Road, Crawley Down (OMS53, referred to as ALT/9 following submission)	3.3ha site located to the south of Grange Road, characterised by an open field that rises gently southwards with tree and hedge screens mainly alongside its north and west boundaries, with limited shrubs located along the south boundary. The site abuts housing to its north and east, a pond surrounded by shrubs and trees to its west, open farmland to its south and the buildings associated with Grange Farm to its southwest.	The nearest station is East Grinstead, 6.3 kilometres away, whilst an infrequent bus service operates near to the site. The site is located within walking distance of a primary school, community facilities, health centre and local shops (housing on this site may help to sustain these facilities). The nearest secondary school is located in East Grinstead, 4.8 km away, and the nearest main shops are in East Grinstead and Crawley. The site could accommodate 99 new dwellings, 33 of which would be classified as affordable, which would contribute 62% of the demand for such housing in Crawley Down.	The site is located within a strategic gap. The WSCC Ecologist and English Nature have stated that the grassland on the site is of possible ecological interest. As the site is not well served by public transport and not well located to higher order services, facilities and employment, development of the site may increase dependence on the car and the associated environmental problems this can bring. Major improvements to the sewerage infrastructure would be required.	Whilst some employment opportunities exist locally, the nearest employment centres are located in Crawley and East Grinstead. Short term employment opportunities would be created through the development of the site. It is considered that no employment land or premises would be lost by developing the site.	The site is not particularly accessible to higher order services, facilities and retail and as such is likely to encourage car use. However, the site can access the villages existing shops and community facilities and may help to sustain them. Incursion into the strategic gap would have a significant negative impact on the environmental objectives. Major sewerage infrastructure works would be required.
Land to rear of Chatfield Road, Cuckfield (OMS54, referred to as ALT/28 following submission)	1.4ha site located to the northwest of Chatfield Road, Cuckfield, characterised by grassland and vegetation. The site abuts Holy Trinity School to the northwest, countryside to the north and the rear of dwellings to the south. The site is well screened on its northern and eastern boundaries.	The nearest station is located in Haywards Heath, approximately 2.5 kilometres away, whilst local bus services operate nearby to the site on approximately an hourly basis to Haywards Heath and on to Burgess Hill and Brighton. The site is within a short walking distance of primary and secondary schools, local shops and community facilities and can therefore be considered to be well connected to the village centre. A wider range of retail facilities are located in Haywards Heath, 2.3 kilometres away. The site could accommodate 42 new dwellings, 12 of which would be classified as affordable, which would make a contribution of 21% to the demand for such housing in Cuckfield.	The site is located within a strategic gap and a Countryside Area of Development Restraint, however the site is quite well screened from the surrounding landscape. Possible loss of trees and some shrubs/bushes. Part of the site is proposed to be enhanced for the benefit of wildlife.	Limited employment opportunities exist in Cuckfield, however the site is situated relatively close to Haywards Heath, which is seen as an employment centre with there being more jobs than the current number of residents who work. Short term employment opportunities would be created through the development of the site. No employment land or premises would be lost by developing the site.	The site is well located to local services and facilities and benefits from reasonable public transport connections - this should have a positive impact on the social objectives. Development of this site may help sustain these local services and facilities. Development would involve incursion into the strategic gap, although the site is quite well screened. Possible ecological enhancements.

Site Name and Reference	Brief Site Details	Social Issues	Environmental and Natural Resources Issues	Economic Issues	SA/SEA Conclusion
Land north of Tower House Close, Cuckfield (OMS55)	2.67ha site located to the east of Cuckfield. The site comprises the rear gardens of dwellings and an area of grassland, and abuts open countryside to the west and residential developments to the north, south and east.	The nearest station is located in Haywards Heath, approximately 2.5 km away, whilst local bus services operate nearby to the site on approximately an hourly basis to Haywards Heath and on to Burgess Hill and Brighton. The site is within walking distance of primary and secondary schools, local shops and community facilities and can be considered to be well connected to the village centre. A wider range of retail facilities are located in Haywards Heath, 2.8 km away. The site could accommodate 80 new dwellings, 24 of which would be classified as affordable, which would make a contribution of 42% to the demand for such housing in Cuckfield.	The site is located within a Countryside Area of Development Restraint and partly within an AONB. An Area of Townscape Character is to the east of the site. Ecological interests are likely to be present on the site, including reptiles, semi-improved grassland and a pond. Possible loss of mature trees if the site is developed. The Environment Agency has noted that the watercourse that runs through the site that could cause flooding. Improvements would be required to the sewerage infrastructure.	Limited employment opportunities exist in Cuckfield, however the site is situated relatively close to Haywards Heath, which is seen as an employment centre with there being more jobs than the current number of residents who work. Short term employment opportunities would be created through the development of the site. No employment land or premises would be lost by developing the site.	The site is likely to have negative environmental impacts due to it being partly within the AONB, having an area of possible flood risk and ecological interest on site. The site is well located to local services and facilities and benefits from reasonable public transport connections - this should have a positive impact on the social objectives. Development of this site may help sustain these local services and facilities. Improvements to sewerage infrastructure would be required.
Land at Laystones, Brook Street, Cuckfield (OMS57)	0.18ha site located to the north of the Cuckfield village centre, characterised by cleared open space that has mature trees on its boundaries. The site abuts a dwelling to its north, Taylors Barn to its east, an area of trees and shrubs to its south and a dwelling, and beyond that open countryside, to its west.	The nearest station is in Haywards Heath (4km away) and the nearest bus stops are some distance from the site. The site is not well located to the village's services and facilities as it is considered remote from the main part of the village. The site could accommodate 5 new dwellings, none of which would be classified as affordable dwellings.	The site is located within the High Weald AONB and a Countryside Area of Development Restraint. Possibly protected species on site. As the site is not well served by public transport and not well located to services, facilities and employment, development of the site may increase dependence on the car and the associated environmental problems this can bring.	Limited employment opportunities exist in Cuckfield, however the site is situated relatively close to Haywards Heath, which is seen as an employment centre with there being more jobs than the current number of residents who work. Short term employment opportunities would be created through the development of the site. No employment land or premises would be lost by developing the site.	The site is not well connected to the village and associated services and facilities. Development in the AONB and increase in car journeys (due to lack of ease of access to public transport) would be likely to impact negatively on certain environmental objectives.
Land west of Kemps, Hurstpierpoint (OMS62, referred to as ALT/53 following submission)	3.8ha site located to the west of Hurstpierpoint, characterised by relatively level open grassland with mixed hedge/tree boundaries. The site abuts residential dwellings to its northeast, east, south, whilst open fields located to the west.	The nearest station is located in Hassocks, 4.2 kilometres away, although there is a regular bus service that runs nearby to the site (WSCC Highways have stated it is well located to a choice of modes of transport). The site is located within walking distance of a primary school, local shops, health facilities and community facilities, however the nearest secondary school is Downlands, 4.9 kilometres away, and a wider range of shops are located in Burgess Hill, 6.25 kilometres away. The site could accommodate 114 new dwellings, 34 of which would be classified as affordable, that would contribute 42% to the demand for such housing in Hurstpierpoint.	The site is located within a Countryside Area of Development Restraint and the Sayers Common/Hurstpierpoint/Albourne Local Gap. English Nature has stated that mature trees and hedgerows should be retained. WSCC has advised that access to the site is not safe/practicable and that deficiencies exist on the local transport network, hence it is likely that development of this site for housing would increase traffic congestion in the immediate area. Substantial works would need to be carried out on the existing sewerage infrastructure.	The Travel to work data has shown that a significant level of employment exists in Hurstpierpoint, although many of the existing residents commute to the employment centres of Burgess Hill and Brighton. Short term employment opportunities would be created through the development of the site. No employment land or premises would be lost by developing the site.	The site is well connected to local services and facilities and a reasonable bus service operates in the locality - this should impact positively on social objectives. On the negative side, there are existing problems with the sewerage infrastructure in the area; any further development would exacerbate this unless improvements are made. There is also a negative impact on the countryside objective due to the site being in a Local Gap and there are problems with access to the site.

Site Name and Reference	Brief Site Details	Social Issues	Environmental and Natural Resources Issues	Economic Issues	SA/SEA Conclusion
Land at Highfield Drive, Hurstpierpoint (OMS63)	5.18ha site located to the east of Hurstpierpoint, characterised by grassland fields. Mixed trees and shrubs are located on parts of the boundary. The site abuts dwellings to its south and east and fields to its west.	The nearest station is located in Hassocks, 2.2 kilometres away. The site is not conveniently located to a regular bus route (WSCC Highways have stated it is not well located to a choice of modes of transport). The site is located within walking distance of a primary school, local shops, health facilities and community facilities, however the nearest secondary school is Downlands, 2.9 kilometres away, and a wider range of shops are located in Burgess Hill, 5.1 kilometres away. The site could accommodate 155 new dwellings, 46 of which would be classified as affordable, that would contribute 57% to the demand for such housing in Hurstpierpoint.	The site is located within a Countryside Area of Development Restraint and the Burgess Hill/Hurstpierpoint/Keymer/Hassocks Strategic Gap. Hurstpierpoint Conservation Area is located to the east of the site. English Nature has requested an ecological survey noting that protected reptile species may be located on the site. WSCC has advised that access to public transport is poor, hence it is likely that development of this site for housing would encourage car based travel and associated detrimental environmental impacts this causes. Substantial works would need to be carried out on the existing sewerage infrastructure.	The Travel to work data has shown that a significant level of employment exists in Hurstpierpoint, although many of the existing residents commute to the employment centres of Burgess Hill and Brighton. Short term employment opportunities would be created through the development of the site. No employment land or premises would be lost by developing the site.	The site is well located to local services and facilities - this should impact positively on social objectives. On the negative side, there is poor access to public transport and there are existing problems with the sewerage infrastructure in the area, any further development would exacerbate this unless improvements are made. There is also a negative impact on the countryside objective due to the site being in a Strategic Gap. Development on this site may have an impact on the adjacent Conservation Area and ecology of the area.
Chalkers Lane, Hurstpierpoint (OMS65, referred to as ALT/52 following submission)	1.5ha site located to the northeast of Hurstpierpoint, characterised by open grassland fields with trees and hedges on some parts of its boundary. The site abuts dwellings to its southwest and west and countryside to its north and southeast.	The nearest station is located in Hassocks, 3.7 kilometres away. The site is not conveniently located to a regular bus route (WSCC Highways have stated it is not well located to a choice of modes of transport). Although the site is within 20 minutes walking distance of a primary school, local shops, health facilities and community facilities, it is remote from the existing village centre. The nearest secondary school is Downlands, 4.3 kilometres away, and a wider range of shops are located in Burgess Hill, 4.5 kilometres away. The site could accommodate 45 new dwellings (although only 25 are proposed), 13 of which would be classified as affordable dwellings, which would contribute 16% to the demand for such housing in Hurstpierpoint.	The site is located within a Countryside Area of Development Restraint and the Burgess Hill/Hurstpierpoint/Keymer/Hassocks Strategic Gap. English Nature has requested an ecological survey noting that bats have been recorded adjacent to the site. WSCC has advised that access to services and facilities and public transport is poor, hence it is likely that development of this site for housing would encourage car based travel and associated detrimental environmental impacts this causes. Substantial works would need to be carried out on the existing sewerage infrastructure.	The Travel to work data has shown that a significant level of employment exists in Hurstpierpoint, although many of the existing residents commute to the employment centres of Burgess Hill and Brighton. Short term employment opportunities would be created through the development of the site. No employment land or premises would be lost by developing the site.	On the negative side, there is poor access to services and facilities as well as public transport (this will increase reliance on the car) and there are existing problems with the sewerage infrastructure in the area, any further development would exacerbate this unless improvements are made. There is also a negative impact on the countryside objective due to the site being in a Strategic Gap. Development on this site may have an impact on the ecology of the area.

Site Name and Reference	Brief Site Details	Social Issues	Environmental and Natural Resources Issues	Economic Issues	SA/SEA Conclusion
Pattendens Nursery, The Crescent, Keymer (OMS68)	3.2ha site located to the east of Hassocks, characterised by grassland fields and one residential dwelling. An access track and watercourse are present on the site, and mature trees and hedgerows are located along the north and south boundaries. The site abuts dwellings to its south and west and open fields to its north and east.	Hassocks station is located within walking distance of the site. The site is within walking distance of schools, local shops, health facilities and community and recreation facilities. WSCC Highways state the site is well located to services, facilities and public transport. The site could accommodate 96 new dwellings, including 28 affordable dwellings, which would contribute 23% of the demand for such housing in Hassocks.	The site lies within a Countryside Area of Development Restraint, the Keymer/Hassocks and Ditchling Local Gap and the Burgess Hill and Hurstpierpoint/Keymer/Hassocks Strategic Gap. Additionally, the southwest corner of the site is located within the Keymer/Hassocks Conservation Area. The site may encroach the Keymer Meadow SNCI. Both the WSCC ecologist and English Nature have noted protected species in the area. The site is known to flood and there is insufficient capacity in the existing sewerage infrastructure. Access to the site is not safe/practicable.	The Travel to work data has shown that a significant level of employment exists in Hassocks, although many of the existing residents commute to the employment centres of Burgess Hill, Haywards Heath and Brighton. Short term employment opportunities would be created through the development of the site. No employment land or premises would be lost by developing the site.	Developing this site for housing would have significant negative impacts on many of the environmental and natural resources objectives. This is due to its incursion into a Local Gap, as well as a Strategic Gap, the likely negative impact on the SNCI and Conservation Area and the fact that the site floods and improvements would be needed to the sewerage infrastructure. On the positive side the site is well located to local services and facilities and can be accessed by public transport.
Land west of Brighton Road, Hassocks (OMS69, referred to as ALT/49 following submission)	1.7ha site located to the southwest of Hassocks, characterised by scrubland with defined trees and shrubs on its boundaries. The site abuts low density dwellings to its east, south and north and open fields to its west. The A273 runs alongside the eastern boundary.	Hassocks Station is located within walking distance of the site and a regular bus service operates nearby to the site (WSCC Highways state the site is accessible to a choice of modes of transport). Although the site is within 20 minutes walking distance of a primary and secondary school, local shops, health facilities and community facilities, it is remote from the existing village centre (WSCC state the site is not well located to services and facilities). The site could accommodate 51 new dwellings, including 15 affordable dwellings that would contribute 12% of the demand for such housing in Hassocks.	The site lies within the South Downs AONB, a Countryside Area of Development Restraint and the Hassocks/Hurstpierpoint Local Gap. A number of legally protected reptile species have been recorded in the area. WSCC has advised that access to the site is not safe/practicable and that deficiencies exist on the local transport network, hence it is likely that development of this site for housing would increase traffic congestion in the immediate area. Modest improvements to sewer infrastructure would be required, as would measures to protect the shallow ground water table and watercourse on the site.	The Travel to work data has shown that a significant level of employment exists in Hassocks and Hurstpierpoint, although many of the existing residents commute to the employment centres of Burgess Hill, Haywards Heath and Brighton. Short term employment opportunities would be created through the development of the site. No employment land or premises would be lost by developing the site.	The development of the site would be within the AONB and therefore have a negative impact on the countryside objective. Improvements to sewerage infrastructure would be required and access to the site is not practical. The site is remote from many of the services and facilities that impact on the social objectives, although it does have good access to public transport.

Site Name and Reference	Brief Site Details	Social Issues	Environmental and Natural Resources Issues	Economic Issues	SA/SEA Conclusion
Land north of Black Swan Close, Pease Pottage (OMS72, referred to as ALT/35 following submission)	1.5ha located to the north of Pease Pottage, characterised by an open field and paddock. The site abuts dwellings to its south, woodland to the west and the District boundary to the north.	The site is not served well by public transport, with the nearest station located in Crawley, 3.75 km away. Pease Pottage has very limited services and facilities, with the only retail outlet being the service station. This outlet, community facilities and a doctors surgery are located within walking distance of the site, however the nearest primary school is 3.9 km away, the nearest secondary school is 2.8 km away and a wider variety of shops are located in Crawley, 4.5 km away. The site could accommodate 45 new dwellings, including 13 affordable dwellings that would contribute 68% of the demand for such housing in Pease Pottage. However it is noted that the Hemsley's Nurseries site currently being developed will provide the affordable housing requirement for the village.	The site lies adjacent to the High Weald AONB and is within a Strategic Gap and Countryside Area of Development Restraint. English Nature has identified protected reptile species and the WSCC ecologist has stated that any development should retain any trees and hedgerows of interest. Archaeological interests may be located on the site. As the site is not well served by public transport and not well located to services, facilities and employment, development of the site may increase dependence on the car and the associated environmental problems this can bring. Improvements to sewerage infrastructure would be required (with possible three year lead in time).	Few employment opportunities exist locally, however Crawley, which is seen as an employment centre is located nearby (5.5 kilometres). Short term employment opportunities would be created through the development of the site. No employment land or premises would be lost by developing the site.	Pease Pottage is a settlement that has a limited range of services and facilities and does not have a school. This coupled with poor public transport provision means that this site has few positive impacts on the social objectives. Development on the site may impact on the adjacent AONB and would have a negative impact on the countryside objective due to the loss of Strategic Gap. The site has possible archaeological and ecological interests. Improvements to sewerage infrastructure would be required.
Pease Pottage Nurseries, Brighton Road, Pease Pottage (OMS73)	1.7ha to 1.9ha site located to the south of Pease Pottage, characterised by a number of commercial buildings, a dwelling and an open area with trees and scrub. The site abuts a car breakers yard to its north, the A23 to its west and open fields and paddocks to its east and south.	The site is not served well by public transport, with the nearest station located in Crawley, 3.75 km away. Pease Pottage has very limited services and facilities, with the only retail outlet being the service station. This outlet and a sports field are located within walking distance of the site, however the nearest primary school is 4.4 km away, the nearest secondary school is 3.3 km away and a wider variety of shops are located in Crawley, 4.8 km away. The site could accommodate up to 57 new dwellings, including 17 affordable dwellings that would contribute 89% of the demand for such housing in Pease Pottage. However it is noted that the Hemsley's Nurseries site currently being developed will provide the affordable housing requirement for the village.	The site lies within the High Weald AONB, a Countryside Area of Development Restraint and a Strategic Gap. Archaeological interests may be located on the site. English Nature has identified protected reptile species and along with the WSCC ecologist has stated that any development should retain any trees and hedgerows of interest. As the site is not well served by public transport and not well located to services, facilities and employment, development of the site may increase dependence on the car and the associated environmental problems this can bring. Improvements to sewerage infrastructure would be required.	Few employment opportunities exist locally, however Crawley, which is seen as an employment centre is located nearby (5.5 kilometres). Short term employment opportunities would be created through the development of the site. The site is not currently being used as a nursery and therefore if it were developed it would not result in the loss of any current jobs or a business.	Pease Pottage is a settlement that has a limited range of services and facilities and does not have a school. This coupled with poor public transport provision means that this site has few positive impacts on the social objectives. Development on the site may impact on the AONB and would have a negative impact on the countryside objective due to the loss of Strategic Gap. The site has possible archaeological and ecological interests. Improvements to sewerage infrastructure would be required.

Site Name and Reference	Brief Site Details	Social Issues	Environmental and Natural Resources Issues	Economic Issues	SA/SEA Conclusion
Forest Ridge, Old Brighton Road, Pease Pottage (OMS74)	0.86ha site located to the north of Pease Pottage, characterised by a large dwelling set in large grounds with mature hedgerows and trees on boundaries. The site abuts the A23 motorway to its east, low density development to its north and south, and an open field to its west. The District boundary immediately abuts the site to its north.	Site is a previously developed site and is therefore not considered as an option for allocating as a small scale greenfield housing site. The site may warrant inclusion as an allocated previously developed site with a policy framework. Factors such as deliverability and if the site already benefits from an extant permission need to be determined. If these factors are favourable towards the site being allocated then a <b>sustainability appraisal of this site will be undertaken to determine if it merits inclusion in the Housing Document.</b>			
Land south of Furzeland Way, Sayers Common (OMS77)	1.58ha site located to the south of Sayers Common, characterised by a large overgrown field and a small pond. Screening in the form of trees and shrubs exists along the sites western boundary, whilst limited vegetation is located along the north and south boundaries. Dwellings are located to the north and south of the site, the B2118 is located to its east whilst open fields and countryside is located to the west.	The site is not served well by public transport, with the nearest station being located in Hassocks, 5.3 km away. Sayers Common has very limited services and facilities, with there being no retail outlet in the village, whilst the site is within 1.4 km of a primary school, the nearest secondary school is 6 km away, the nearest health facilities are 3 km away, local shops are 2.5 km away and a wider variety of shops are located in Burgess Hill, 7.75 km away. Hence, access to services and facilities is poor. The site could accommodate 47 new dwellings, including 14 affordable, which would exceed the demand of 12 such dwellings in Sayers Common.	The site lies within a Countryside Area of Development Restraint and a Local Countryside Gap. English Nature has identified protected reptile species and bats in the area and the pond may have some ecological value. As the site is not well served by public transport and not well located to services, facilities and employment, development of the site may increase dependence on the car and the associated environmental problems this can bring. Improvements to sewerage infrastructure would be required. Possible risk of flooding.	Few employment opportunities exist locally, however Burgess Hill, which is seen as an employment centre is located nearby (7.5 kilometres). Short term employment opportunities would be created through the development of the site. No employment land or premises would be lost by developing the site.	Sayers Common is not well served by services and facilities and hosts no retail outlets, hence if this site was allocated it would be likely to have negative impacts on some of the social objectives. Encroachment into the Local Gap is likely to have a negative impact on the countryside objective. Improvements to sewerage infrastructure would be required. Possible risk of flooding and ecological interest on site.
Land to rear of Aymers, London Road, Sayers Common (OMS78)	0.36ha site located close to the centre of Sayers Common, characterised by an open grassland field with trees and hedges located on its boundaries. Dwellings are located to the north and east of the site, a recreation ground is located to the south of the site, and open fields are located to the west.	The site is not served well by public transport (according to WSCC Highways), with the nearest station being located in Hassocks, 5.7 km away. Sayers Common has very limited services and facilities, with there being no retail outlet in the village, whilst the site is within 1.8 km of a primary school, the nearest secondary school is 6.4 km away, the nearest health facilities are 3.4 km away, local shops are 2.9 km away and a wider variety of shops are located in Burgess Hill, 7.4 km away. Hence, access to services and facilities is poor.	The site lies within a Countryside Area of Development Restraint and is adjacent to a Listed Building. There is a Tree Preservation Order on the northern boundary of the site. English Nature has identified several protected species in the area and the pond may have some ecological value. As the site is not well served by public transport and not well located to services, facilities and employment, development of the site may increase dependence on the car and the associated environmental problems this can bring. Improvements to sewerage infrastructure would be required. Possible risk of flooding.	Few employment opportunities exist locally, however Burgess Hill, which is seen as an employment centre is located nearby (7 kilometres). Short term employment opportunities would be created through the development of the site. No employment land or premises would be lost by developing the site.	Sayers Common is not well served by services and facilities and hosts no retail outlets, hence if this site was allocated it would be likely to have negative impacts on some of the social objectives. Due to the risk of flooding, the possible ecological interest on site and the possible impact on the setting of the Listed Building and TPO's there could be negative impacts on some environmental objectives. Improvements to sewerage infrastructure would be required.

Site Name and Reference	Brief Site Details	Social Issues	Environmental and Natural Resources Issues	Economic Issues	SA/SEA Conclusion
Anchor Wood, Scaynes Hill (OMS80, referred to as ALT/37 following submission)	8.9ha site located to the south of Scaynes Hill, predominantly covered by natural woodland with a brickworks site in the centre. Dwellings are located to the north of the site, otherwise open fields surround the site.	The site is not served well by public transport, with the nearest station located in Haywards Heath, 4 km away. Whilst the site is within walking distance of a primary school, petrol station, post office and village hall, the nearest secondary school is 4.5 km away and a wider variety of shops are located in Haywards Heath, 3.8 km away. The site could accommodate 267 new dwellings, including 80 affordable, which would exceed the demand of 12 such dwellings in Scaynes Hill.	The site lies within a Countryside Area of Development Restraint, and a Tree Preservation Order has been placed on the northern boundary. Development of this site for housing would destroy ancient woodland, hence the WSCC Ecologist and English Nature object to it being allocated. Improvements to the sewerage infrastructure would be required.	Few employment opportunities exist locally, however Haywards Heath, which is seen as an employment centre is located nearby (3.8 kilometres). Short term employment opportunities would be created through the development of the site. No employment land or premises would be lost by developing the site.	Loss of ancient woodland would impact adversely on the environmental objectives. Scaynes Hill contains few services, facilities and employment, hence occupiers would be reliant on car travel - this would have a negative knock on effect to some of the environmental and natural resources objectives.

\* Figure taken from the Housing Advice, Homelessness & Common Housing Register Annual Report and Statistics to end of March 2005

The early engagement greenfield sites that were appraised in table 6 above are given their district location in relation to certain environmental constraints on the maps in Appendix C. The district has been split into three areas, north, central and south, to enable a more detailed map to be produced.

- 6.22 From the site appraisals detailed in table 6, general conclusions were difficult to draw out, as each site has its own unique characteristics. However, it was evident that the sites in and immediately adjacent to the built up areas of the three main towns in the district and the larger villages, which are well served by retail units and community services and facilities, generally performed better against the social objectives and environmental and natural resources objectives that are related to reducing the need to travel by private car. Those sites that were not well located to community services and facilities and retail were recommended, through the appraisal process, for not allocating as housing. Such sites included HK02, HK03, GF/4, CD02, HP12, OMS31, OMS32, OMS33, OMS72, OMS73, OMS77 and OMS78. In terms of the economic objectives, almost all sites were identified as not having an adverse impact, as developing the site for housing would not result in the loss of employment land or premises. As with the social objectives, the sites that were in and adjacent to the 3 main towns were generally considered to perform better in economic terms as there are more employment opportunities in the immediate locality.
- 6.23 By appraising each individual site against the environmental objectives it was evident that several sites, which had been submitted to the Council, would not be suitable for housing and could therefore be discounted as being a potential preferred option, unless they performed particularly well on social and economic grounds. Such sites included sites that were seen as being integral to the landscape, townscape, biodiversity and aquatic environment of the area. Examples of such sites included OMS80, OMS68, OMS45 and OMS40. Sites that had nationally important landscape or biodiversity designations (AONB's and SSSI's) were not recommended for inclusion in the housing document. In addition to sites such as these, there were sites that were considered to be poor potential housing sites in terms of the impacts they would have on the objectives concerning road congestion and pollution, air quality and climate change. These sites were, in most instances, those that were remote to public transport facilities, retail, community services and facilities and employment, thereby increasing the dependence on the use of the car.
- 6.24 In summary, the appraisal of these sites concluded that the Preferred Options document should contain sites that could generally have ease of access (without needing to use a private car) to retail, community services and facilities and employment, while at the same time having few, if any, environmental constraints as well as the possibility of creating environmental enhancements. Examples of such sites included GF/1, GF/3, GF/8 and GF/11
- 6.25 The outcomes of the individual site appraisals, the issue of whether the sites were deliverable in the plan period or not and comments received on these sites at the early engagement stage (predominantly comments received from the environmental bodies, highways authority and town and parish councils) informed the small scale greenfield sites that were selected as the Preferred Options.
- 6.26 At the consultation stage for the Preferred Options many sites were submitted to the Council as alternative sites to the chosen sites in the Preferred Options document. Several of these sites had already been considered at the early engagement stage, in leading to the development of the Preferred Options. These sites are referenced with the prefix 'OMS' in table 6. Table 7 on the

following pages presents the sustainability appraisal findings for the sites that had not been previously considered by the District Council.

Site Name and Reference	Brief Site Details	Social Issues	Environmental and Natural Resources Issues	Economic Issues	SA/SEA Conclusion
Land to south of Old Convent, East Grinstead (OMS1)	2.32ha site located within the built up area of East Grinstead, primarily consisting of two fields separated and bounded by tree screens. The site adjoins the Old Convent to the north, the Moatfield Surgery and a health centre with car park to its west, St Margarets convent to the east and dwellings to the south.	The site is well located with regard to regular bus and train services. The site is within walking distance of schools, a wide range of shops, community facilities and a doctor's surgery and the town centre. It therefore has excellent access to services and facilities. The site could accommodate 70 new dwellings, including 21 affordable dwellings that would contribute 4% of the demand for such housing in East Grinstead.	The site lies within the existing built up area and therefore development would not impact on the countryside (also unlikely to impact upon ecology in the area). The site adjoins a Grade 1 Listed Building, development on this site may impact upon its setting. Sustainable forms of transport would be encouraged to/from this site, although access to it may be difficult. Improvements to sewer infrastructure would be most likely to be required.	East Grinstead has a good level of employment. Short term employment opportunities could be created through the development of the site. No employment land or premises would be lost by developing this site.	Excellent location with regard to community services, facilities, retail, public transport and employment opportunities, hence the site would have a positive impact on several of the social and economic objectives. Development may impact on the setting of the Listed Building. Improvements to sewerage infrastructure may be required.
Worsted Farm, East Grinstead (OMS3, referred to as ALT/18 following submission)	34ha site (although only 5ha suggested for development) located to the east of East Grinstead, characterised by open fields bounded by trees. The site adjoins residential dwellings to the west and open countryside and a number of farm buildings to the north, east and south. The site is submitted solely for affordable housing.	The site is not well located to the train station (2.6 km away), however bus services do operate nearby. Although the town has an excellent range of services and facilities it is considered that this site is quite remote from them. It is proposed that the site would accommodate 150 dwellings, which under the exception policy would all be classed as affordable - this would supply 27% of the affordable housing need for the town. A Country Park is also proposed as part of this housing allocation, this would supply an additional recreation/leisure facility.	The site lies within the High Weald AONB, a Strategic Gap and a Countryside Area of Development Restraint. As such, the development of the site would be to the detriment of the countryside related objective. The WSCC Ecologist predicts a significant impact on the ecology of the area if the site was developed. Improvements to sewerage infrastructure would be required. Development of the site may increase dependence on the car and the associated environmental problems this can bring.	East Grinstead has a good level of employment. Short term employment opportunities could be created through the development of the site. No employment land or premises would be lost by developing this site.	Development on the site may impact on the AONB and would have a negative impact on the countryside objective due to the loss of Strategic Gap. There is also likely to be a negative impact on the ecology of the area. The site is considered remote from the town centre services and facilities although developing the site would have a positive impact on the affordable housing provision for the town.
Felbridge Nurseries, Felbridge Road, Felbridge (OMS4)	0.8ha site located to the west of East Grinstead. The site forms part of a 10 acre commercial nursery located on the south side of Felbridge Road. The site is almost entirely covered by glasshouses and other ancillary buildings. To the south of the site is countryside, to the east is low density residential development set in large grounds, to the north is Felbridge Road, and beyond that, countryside with limited development, and to the west is the remainder of the nursery site.	Bus services operate adjacent to the site however East Grinstead Station is 3.7 kilometres away. East Grinstead has a wide range of community services and facilities, although due to the sites distance from the town centre it is not particularly well located to these services and facilities. There are very limited local shops within 900 metres of the site. The site could accommodate 24 new dwellings, including 7 affordable dwellings that would make a contribution of only 1% of the demand for such housing in East Grinstead.	The site lies within a strategic gap and a Countryside Area of Development Restraint, although it is recognised that the site is already developed. Improvements would be required to make access to the site safe/practicable, which would have an environmental impact (loss of hedge). The site is limited with regard to access to public transport; hence there would be reliance on the use of a car and the associated environmental problems this brings.	East Grinstead has a good level of employment. Short term employment opportunities could be created through the development of the site. Employment land or premises associated with the existing nursery would be lost by developing the site. This would result in the loss of jobs.	The development of the site would result in the loss of employment land. The site is not particularly well located with regard to services, facilities and retail choice. Poor access to public transport, hence increase use of the car and the associated environmental problems this brings - a negative impact on some environmental/ natural resources objectives. Incursion into the Strategic Gap, although development of this site would have a minimal landscape impact.

Site Name and Reference	Brief Site Details	Social Issues	Environmental and Natural Resources Issues	Economic Issues	SA/SEA Conclusion
Rentokil House, Garland Road / London Road, East Grinstead (OMS5)	0.44ha site within the built up area of East Grinstead. The site is characterised by two large buildings and smaller buildings used for commercial purposes and associated car parking. A railway is located to the east and a mixture of commercial and residential uses in modern buildings is located to the west. To the south of the site are predominantly residential developments.	Site is a previously developed site and is therefore not considered as an option for allocating as a small scale greenfield housing site. The site may warrant inclusion as an allocated previously developed site with a policy framework. Factors such as deliverability and if the site already benefits from an extant permission need to be determined. If these factors are favourable towards the site being allocated then a <b>sustainability appraisal of this site will be undertaken to determine if it merits inclusion in the Housing Document.</b>			
Land at The Spinney, Lewes Road, East Grinstead (OMS7, referred to as ALT/16 following submission)	0.69ha site, located to the southeast of East Grinstead, characterised by a large dwelling set in extensive grounds that are partly wooded. Low density housing is located to the north and northeast of the site and to the south and west of the site is countryside.	Site is a previously developed site and is therefore not considered as an option for allocating as a small scale greenfield housing site. The site may warrant inclusion as an allocated previously developed site with a policy framework. Factors such as deliverability and if the site already benefits from an extant permission need to be determined. If these factors are favourable towards the site being allocated then a <b>sustainability appraisal of this site will be undertaken to determine if it merits inclusion in the Housing Document.</b>			
Land south of Crawley Down Road, East Grinstead (OMS8)	3.6ha site located to the west of East Grinstead, characterised by open fields, sports facilities and a small number of dwellings, with trees and hedges located on boundaries. To the north and along Crawley Down Road to the east and west is low density housing, otherwise the site is surrounded by open countryside.	Bus services operate adjacent to the site however East Grinstead Station is 3.4 km away. East Grinstead has a wide range of community services and facilities, although due to the sites distance from the town centre it is not particularly well located to these services and facilities. There are limited local shops within 500 metres of the site. The site could accommodate 100 new dwellings, including 30 affordable, which would make a contribution of only 5% of the demand for such housing in East Grinstead. Some recreation and sports facilities could be lost by developing this site for housing.	The site lies within a Countryside Area of Development Restraint and a Strategic Gap. WSCC consider developing this site would have a detrimental impact on the local landscape character. Improvements would be required to make access to the site safe/practicable that would have an environmental impact (loss of hedge). The site is limited with regard to access to public transport and the town centre services and facilities, hence there may be reliance on the use of a car and the associated environmental problems this brings.	East Grinstead has a good level of employment. Short term employment opportunities could be created through the development of the site. No employment land or premises would be lost by developing this site.	The site is not particularly well located with regard to higher order services, facilities and retail choice, although it is well located with regards to local services and facilities. Incursion into the Strategic Gap, and impact on landscape character - a negative impact. Possible loss of recreation/sports facilities – a negative social impact.

Site Name and Reference	Brief Site Details	Social Issues	Environmental and Natural Resources Issues	Economic Issues	SA/SEA Conclusion
Land rear of 17-47 Crawley Down Road, Felbridge, East Grinstead (OMS8A)	2.6ha site located to the east of East Grinstead. The site is primarily characterised by open land, however a house and a timber business are located in the northeast corner of the site. Dwellings fronting Crawley Down Road are located to the north, to the west and south is established woodland and to the east is the access track with the land to the rear of properties in Copthorne Road.	Bus services operate adjacent to the site however East Grinstead Station is 2.8 km away. East Grinstead has a wide range of community services and facilities, although due to the sites distance from the town centre it is not particularly well located to these services and facilities. There are local shops within 800 metres of the site and a primary school within 100 metres. The site could accommodate 77 new dwellings, including 23 affordable, which would make a contribution of only 4% of the demand for such housing in East Grinstead.	The site lies within a Countryside Area of Development Restraint and a Strategic Gap. The site is limited with regard to access to public transport; hence there may be reliance on the use of a car and the associated environmental problems this brings. Due to the woodland on the southern boundary any housing development on this site should be well screened and therefore minimise impact on the wider landscape.	East Grinstead has a good level of employment. Short term employment opportunities could be created through the development of the site. No employment land or premises would be lost by developing this site. Employment land or premises associated with the timber business may be lost by developing the site if an alternative site cannot be found.	The development of the site would result in the loss of some employment land, hence a negative impact on the economic objectives. The site is not particularly well located with regard to higher order services, facilities and retail choice. The development of the land should not adversely impact on the local landscape.
Imberhorne Middle School site, Windmill Lane, East Grinstead (OMS10, referred to as ALT/17 following submission)	7ha site located within the built up area of East Grinstead, characterised by existing complex of school buildings and ancillary facilities on the southern side of the site, whilst playing fields are located on the north and west sides. The site is surrounded by residential developments of various densities.	This site is now being considered as part of the strategic development of 2500 homes on land to the west/south west of East Grinstead. This site will therefore be dealt with by the East Grinstead Area Action Plan and its associated Sustainability Appraisal.			
Land at Great Harwoods, East Grinstead (OMS12, referred to as ALT/13 following submission)	Large site located to the south east of East Grinstead characterised by open fields, with areas of woodland, hedgerows, ponds and watercourses. The built up area of East Grinstead is located to the northwest, whilst countryside surrounds the southern side of the side (with the exception of some low density development located to the east).	Bus services operate nearby the site and East Grinstead station is located 1.9 km away, although it is recognised that improvements would be needed to sustainable modes of transport if this site were developed. The site is within 15 minutes walking distance of a schools, shops, community facilities, health facilities and the town centre. Up to 250 dwellings have been suggested for this site, 63 of which would be classed as affordable, which would make a contribution of 11% of the demand for such housing in East Grinstead.	The site lies within the High Weald AONB (WSSC state developing this site would have an adverse impact on this designation), a Countryside Area of Development Restraint and a Strategic Gap. The WSSC Ecologist has advised that the site and its surrounds contains important ghyll woodland, bats and rare invertebrates and that any development would have a significant affect on this. Drainage issues on the site would need to be addressed and part of the southern section is identified as at risk of flooding.	East Grinstead has a good level of employment. Short term employment opportunities could be created through the development of the site. No employment land or premises would be lost by developing this site.	The location of the site allows reasonable access to services, facilities and retail and therefore may impact positively on some social objectives. The site has significant negative impacts on many of the environmental objectives due to the impact development would have on the AONB, incursion into the Strategic Gap, the impact on the ecology in the area and the fact that part of the site is in a flood risk area.

Site Name and Reference	Brief Site Details	Social Issues	Environmental and Natural Resources Issues	Economic Issues	SA/SEA Conclusion
Land off West Hoathly Road, East Grinstead (OMS14)	1.8ha site located to the south of East Grinstead, characterised by open fields with mature trees and hedges on the north, west and southern boundaries. Open fields abut the site to its north (beyond which is the built up area boundary for East Grinstead), east and south, whilst a school is located to the west.	East Grinstead has a wide range of community services and facilities that could be accessed from this site, predominantly by the regular bus service that passes the site. In addition there are local shops, sports/leisure facilities and a primary school all within a short walking distance from the site. The site could accommodate 54 new dwellings, including 16 affordable, which would make a contribution of 3% of the demand for such housing in East Grinstead.	The site lies within the High Weald AONB (WSCC state developing this site would have an adverse impact on this designation), a Countryside Area of Development Restraint and a Strategic Gap. Improvements would be required to make access to the site safe/practicable that would have an environmental impact (loss of hedge). Possible ecological and archaeological interest on site.	East Grinstead has a good level of employment. Short term employment opportunities could be created through the development of the site. No employment land or premises would be lost by developing this site.	The location of the site allows reasonable access to services, facilities and retail and therefore may impact positively on some social objectives. The site has significant negative impacts on many of the environmental objectives due to the impact development would have on the AONB and the incursion into the Strategic Gap.
141-151 Western Road, Haywards Heath (OMS16)	0.8 ha site located within the built up area of Haywards Heath. The site is characterised by existing buildings associated with industrial uses. The site abuts residential dwellings to its north, west and south, whilst a cemetery is located to the east.	Site is a previously developed site and is therefore not considered as an option for allocating as a small scale greenfield housing site. The site may warrant inclusion as an allocated previously developed site with a policy framework. Factors such as deliverability and if the site already benefits from an extant permission need to be determined. If these factors are favourable towards the site being allocated then a <b>sustainability appraisal of this site will be undertaken to determine if it merits inclusion in the Housing Document.</b>			
Land at Rocky Lane, Haywards Heath (OMS17, part of this site is referred to as ALT/30 following submission)	20.6ha site located to the south of Haywards Heath, characterised by open fields, hedgerows and trees. The site abuts a railway line to the west, housing to the north, low density buildings to the east, and countryside to the south.	It is proposed that this site could accommodate 750 dwellings. With this in mind it is considered that this site falls outside of the scope for consideration as a small-scale greenfield housing allocation. This site would be more appropriate to consider as a possible strategic location for development in the emerging Core Strategy.			
Land at Butlers Green Road, Haywards Heath (OMS18)	2.83ha site located to the west of Haywards Heath, characterised by open fields (partly overgrown) with boundary trees and woodland in the northwest corner. The site abuts low density housing to the west, a nursing home to the east and open fields to the south and west, with some dwellings located to the southwest.	Bus services operate adjacent to the site, which is within 15 minutes walking distance of Haywards Heath Station. The site is within walking distance of the town centre shops, a range of community services and facilities, recreation and leisure facilities. A secondary school is located 2.4 km away and primary school 2.2 km away. The site could accommodate 84 new dwellings, including 25 affordable, which would make a contribution of 4% to the demand for such housing in Haywards Heath.	The site lies within a Countryside Area of Development Restraint and a Strategic Gap that prevents the coalescence of Cuckfield and Haywards Heath. A significant ecological impact is likely, with the site containing gill woodland habitat and unimproved grassland. Legally protected bats and reptiles have been recorded nearby. The northern part of the site adjoins a Conservation Area.	Haywards Heath has a good level of employment (as demonstrated by the travel to work data) with there being more jobs than the current number of residents who work. Short term employment opportunities could be created through the development of the site. No employment land or premises would be lost by developing this site.	The impacts of developing this site on the social and economic objectives should be generally positive. Negative impacts are the incursion into the Strategic Gap and likely impact on ecology.

Site Name and Reference	Brief Site Details	Social Issues	Environmental and Natural Resources Issues	Economic Issues	SA/SEA Conclusion
Wickham Farm, Old Wickham Lane, Haywards Heath (OMS19 + 20)	5.6ha site, located to the north of Haywards Heath, characterised by open fields with boundary trees. The site abuts open fields to the north and east (although Sunte House is also to the east), dwellings and Wickham Farm to the south and the railway line to the west.	Haywards Heath has a wide range of community services and facilities, several of which are within 15 minutes walk of the site. The railway station is also within 15 minutes walk of the site. At the end of March 2005, 602 applicants wanted housing association homes in Haywards Heath*, this site would deliver a minimum of 50 affordable units.	Development of the site may impact upon the setting of 2 listed buildings. Site is within a Countryside Area of Development Restraint. The railway station and several services and facilities are in close proximity to the site, this reduces dependence on the car and the associated detrimental environmental impacts. Insufficient capacity in the sewerage system downstream of this site, improvements would be required. Difficulties in gaining vehicular access to the site.	Haywards Heath has a good level of employment (as demonstrated by the travel to work data) with there being more jobs than the current number of residents who work. Short term employment opportunities could be created through the development of the site. No employment land or premises would be lost by developing this site.	The impacts of developing this site on the social and economic objectives should be generally positive. Possible adverse impact on the setting of 2 Listed Buildings and improvements to sewerage infrastructure and access required.
Manor Road, Burgess Hill (Extension to GF10) (OMS22)	0.16ha site, curtilage of 49 Manor Road. There are several outbuildings on the site. Open fields are located to the north and east of the site, Manor Road and dwellings are located to the south and dwellings are located to west.	Site is a previously developed site and is therefore not considered as an option for allocating as a small scale greenfield housing site. The site may warrant inclusion as an allocated previously developed site with a policy framework. Factors such as deliverability and if the site already benefits from an extant permission need to be determined. If these factors are favourable towards the site being allocated then a <b>sustainability appraisal of this site will be undertaken to determine if it merits inclusion in the Housing Document.</b>			
Land east of Kingsway, Burgess Hill (OMS23)	14ha site (5.5ha proposed for housing development), located to the east of Burgess Hill, characterised by open fields. Dwellings on the outskirts of Burgess Hill are located to the north, south and west, whilst open countryside is located to the east. The railway line runs alongside the southern boundary.	The site is considered quite remote from the nearest railway station. The site is within walking distance of a primary school, local shops and recreation facilities, whilst a wider range of shops, a secondary school and health facilities are located between 2 and 3 kilometres away (it can be considered the site is remote from the town centre). The site could accommodate a minimum of 66 affordable dwellings (the demand for Burgess Hill is 664). It is proposed that the housing development would be accompanied by a formal recreation area and a new community hall/pavilion - this would impact positively on the social objective relating to community services and recreation and leisure facilities.	The site lies within a Countryside Area of Development Restraint and a Local Countryside Gap. The site is limited with regard to access to public transport, a range of retail facilities and community services, hence there would be reliance on the use of a car and the associated environmental problems this brings. Improvements to sewerage and drainage infrastructure would be required.	Burgess Hill has a good level of employment (as demonstrated by the travel to work data). Short term employment opportunities could be created through the development of the site. No employment land or premises would be lost by developing this site.	Mixed impacts on the social objectives as the site is not particularly well located to a range of retail facilities and community services, although developing this site would provide new community and recreation facilities. Incursion into the Local Gap would have an impact on the countryside objective. Improvements to drainage/sewerage infrastructure required.

Site Name and Reference	Brief Site Details	Social Issues	Environmental and Natural Resources Issues	Economic Issues	SA/SEA Conclusion
Land at Kings Way, Burgess Hill (OMS24)	14ha site (4.82ha proposed for housing development), located to the east of Burgess Hill, characterised by open fields. Dwellings on the outskirts of Burgess Hill are located to the north, south and west, whilst open countryside is located to the east. The railway line runs alongside the southern boundary.	The site is considered quite remote from the nearest railway station. The site is within walking distance of a primary school, local shops and recreation facilities, whilst a wider range of shops, a secondary school and health facilities are located between 2 and 3 kilometres away (it can be considered the site is remote from the town centre). The site could accommodate a minimum of 52 affordable dwellings (the demand for Burgess Hill is 664). It is proposed that the housing development would be accompanied by a formal playing fields, community facilities and informal open space - this would impact positively on the social objective relating to community services and recreation and leisure facilities.	The site lies within a Countryside Area of Development Restraint and a Local Countryside Gap. The site is limited with regard to access to public transport, a range of retail facilities and community services, hence there would be reliance on the use of a car and the associated environmental problems this brings. Improvements to sewer and drainage infrastructure would be required.	Burgess Hill has a good level of employment (as demonstrated by the travel to work data). Short term employment opportunities could be created through the development of the site. No employment land or premises would be lost by developing this site.	Mixed impacts on the social objectives as the site is not particularly well located to a range of retail facilities and community services, although developing this site would provide new community and recreation facilities. Incursion into the Local Gap would have an impact on the countryside objective. Improvements to drainage/sewerage infrastructure required.
Former Knowles factory building, 73 Victoria Road, Burgess Hill (OMS25)	0.6ha site located within the built up area of Burgess Hill, characterised by a derelict factory, associated outbuildings and car park. The site abuts industrial land uses to the south and east, residential development to the north and open space to the west.	Site is a previously developed site and is therefore not considered as an option for allocating as a small scale greenfield housing site. The site may warrant inclusion as an allocated previously developed site with a policy framework. Factors such as deliverability and if the site already benefits from an extant permission need to be determined. If these factors are favourable towards the site being allocated then a <b>sustainability appraisal of this site will be undertaken to determine if it merits inclusion in the Housing Document.</b>			
Land north of York Road, Maltings Park, Burgess Hill (OMS26)	3ha site (1.8ha proposed for development) located within the built up area on the western side of Burgess Hill, characterised by open grassland (overgrown) with a significant north-south slope and mature trees on the boundaries. The site abuts industrial land uses to the south and east, woodland to the north and dwellings are located to the west. The site is allocated in the Local Plan for business development and a recreation area.	WSCC Highways state the site is well located to a range of transport modes. The site is within walking distance of schools, shops, recreation facilities and health facilities (WSCC Highways state the site is well located to services and facilities). The site could accommodate 100 new dwellings, including 30 affordable dwellings, which would make a contribution of 4% to the demand for such housing in Burgess Hill. Development of this site for housing would enable an appropriate level of recreational facilities to be developed on the site, which would also benefit the wider community, as well as the construction of the link road that would improve links from this area into the town centre.	The sites location, within the built up area of Burgess Hill, means that if developed for housing it would not impact on the countryside. As a watercourse abuts the site there is a possible risk of flooding to the southern part of the site. In addition there may be ecological interest associated with this watercourse. WSCC Ecologist states that protected species have been recorded nearby and there is possible badger and bat use of the site. Improvements to sewerage and drainage infrastructure would be required. Tree Preservation Orders are on the southern and eastern boundaries of the site.	Burgess Hill has a good level of employment (as demonstrated by the travel to work data). Short term employment opportunities would be created through the development of the site. Employment land or premises will not be lost, however part of the land allocated for business development would be lost (although according to supporting statement for this submission there is no chance of the site coming forward as industrial land use).	Development of this site for housing is likely to result in positive impacts on several of the social objectives. Possible risk of flooding, impact on ecology and inadequate sewerage infrastructure would have an adverse impact on one or two environmental/natural resources objectives.

Site Name and Reference	Brief Site Details	Social Issues	Environmental and Natural Resources Issues	Economic Issues	SA/SEA Conclusion
Plumb Centre, Junction Road, Burgess Hill (OMS28)	0.2ha site occupied by two commercial premises, adjacent to The Junction public house. The site backs onto a railway line. The site is already allocated for housing in the current Mid Sussex Local Plan under policy BH5 and has been granted outline planning permission.	Site is a previously developed site and is therefore not considered as an option for allocating as a small scale greenfield housing site. The site may warrant inclusion as an allocated previously developed site with a policy framework. Factors such as deliverability and if the site already benefits from an extant permission need to be determined. If these factors are favourable towards the site being allocated then a <b>sustainability appraisal of this site will be undertaken to determine if it merits inclusion in the Housing Document.</b>			
Land to rear of 72-78 Folders Lane, Burgess Hill (OMS29)	1.25ha site, located to the southeast of Burgess Hill that comprises the large rear gardens of dwellings fronting Folders Lane. 76 Folders Lane would be demolished to provide access to the site. Dwellings are located to the north, east and west of the site, with open fields located to the south.	Site is a previously developed site and is therefore not considered as an option for allocating as a small scale greenfield housing site. The site may warrant inclusion as an allocated previously developed site with a policy framework. Factors such as deliverability and if the site already benefits from an extant permission need to be determined. If these factors are favourable towards the site being allocated then a <b>sustainability appraisal of this site will be undertaken to determine if it merits inclusion in the Housing Document.</b>			
Land in Junction Road, Burgess Hill (OMS30)	0.4ha site, located close to the centre of Burgess Hill, currently used for open storage. The site is situated between two railway lines. The site is already allocated for housing in current Mid Sussex Local Plan under policy BH2.	Site is a previously developed site and is therefore not considered as an option for allocating as a small scale greenfield housing site. The site may warrant inclusion as an allocated previously developed site with a policy framework. Factors such as deliverability and if the site already benefits from an extant permission need to be determined. If these factors are favourable towards the site being allocated then a <b>sustainability appraisal of this site will be undertaken to determine if it merits inclusion in the Housing Document.</b>			
Butchers Shaw, Street Lane, Ardingly (OMS34)	0.94ha site, located to the west of the village centre, characterised by attractive woodland. To the north the site abuts a roadway and beyond that dwellings, to the east and south are dwellings. To the west of the site are open fields and countryside.	Public transport is not very accessible to this site. The site is within walking distance of a primary school, local shop and limited community facilities (further housing may help sustain these facilities), however the nearest secondary school and main shops are located in Haywards Heath, 6 kilometres away. The site can therefore be considered to be not particularly accessible to a range of retail and community services and facilities. The site could bring forward a minimum of 8 affordable dwellings, which is a significant contribution towards the need for such housing in Ardingly.	The site is located outside the designated built up area of Ardingly and is located within the High Weald AONB. WSCC object to the site on landscape grounds. WSCC Ecologist considers development would have a significant impact on the existing ecology on the site and result in the loss of woodland. The site is within a Conservation Area, of which the woodland forms an important aspect. It is possible that improvements to the sewerage infrastructure would be required. Development of the site may increase dependence on the car and the associated environmental problems this can bring.	Whilst some employment opportunities exist locally, the nearest employment centre is located in Haywards Heath, some 6 kilometres away. Short term employment opportunities would be created through the development of the site. No employment land or premises would be lost by developing the site.	The development of the site would impact on the AONB, the ecology of the area and on the setting of the village, as well as having an adverse impact on the Conservation Area - all negative environmental impacts. Not well served by public transport and not in close proximity to services, facilities and a range of employment, this would inevitably lead to increased car journeys in the area. The increased housing should help to sustain the existing local shop and other village facilities and services.

Site Name and Reference	Brief Site Details	Social Issues	Environmental and Natural Resources Issues	Economic Issues	SA/SEA Conclusion
Land at Dirty Lane/ Hammerwood Road, Ashurst Wood (OMS35)	3.84ha site located to the east of Ashurst Wood, characterised by open farmland with a number of trees to the south of the site. The sites adjoins houses to its southwest, Ashurst Wood Abbey to its south and open countryside to its north, east and west.	Whilst a bus service operates nearby, the site has few public transport options, with the nearest railway station being located 4.2 km away. The site is within walking distance of a primary school, limited local shops and community and recreation facilities. The nearest secondary school, a wider range of shops and health facilities are located between 3 and 5 km away in East Grinstead, hence not particularly accessible without the use of a car. The site could accommodate 115 new dwellings including 34 affordable dwellings that would exceed the demand for such housing in Ashurst Wood.	The site lies within the High Weald AONB and a Countryside Area of Development Restraint. WSCC consider that developing this site for housing would have an adverse impact on the AONB landscape. Additionally, protected species have been recorded on the site and development of this site could result in the loss of several trees. The site is limited with regard to access to public transport, a range of retail facilities and community services, hence there would be reliance on the use of a car and the associated environmental problems this brings.	Few employment opportunities exist locally, however East Grinstead, which is seen as an employment centre, is located nearby (3.5 kilometres). Short term employment opportunities would be created through the development of the site. No employment land or premises would be lost by developing the site.	The development of the site would impact on the Area of Outstanding Natural Beauty and likely the ecology of the area. This would create negative impacts on certain environmental objectives. Not well served by public transport and not in close proximity to many services, facilities and a range of employment, this would inevitably lead to increased car journeys in the area. The increased housing could help to sustain the existing local shop and other village facilities and services.
Mount Pleasant Nursery, Cansiron Lane, Ashurst Wood (OMS36)	3.28ha site remote from the centre of Ashurst Wood, characterised by a disused nursery that is now overgrown, with tree lined boundaries. The site abuts woodland to its north, an open field to its east and low density dwellings to its south and west.	Whilst a bus service operates nearby, the site has few public transport options, with the nearest railway station being located 4.8 km away. The site is approximately 1km from the primary school, local shop and community and recreation facilities (it is considered remote from the village centre). The nearest secondary school, a wider range of shops and health facilities are located between 4 and 6 km away in East Grinstead, hence not particularly accessible without the use of a car. The site could accommodate 138 new dwellings including 11 affordable dwellings.	The site lies within the High Weald AONB and a Countryside Area of Development Restraint. WSCC consider that developing this site for housing would have an adverse impact on the AONB landscape, although it would result in the removal of the unsightly remains of buildings associated with the nursery use. Additionally, development of this site could result in the loss of several trees. The site is limited with regard to access to public transport, a range of retail facilities and community services, hence there would be reliance on the use of a car and the associated environmental problems this brings.	Few employment opportunities exist locally, however East Grinstead, which is seen as an employment centre, is located nearby (3.5 kilometres). Short term employment opportunities would be created through the development of the site. No employment land or premises would be lost by developing the site.	The development of the site would impact on the Area of Outstanding Natural Beauty and result in the loss of several trees. This would create negative impacts on certain environmental objectives. Not well served by public transport and not in close proximity to many services, facilities and a range of employment, this would inevitably lead to increased car journeys in the area.
Land south of Hammerwood Road, Ashurst Wood (OMS37, referred to as ALT/1 following submission)	4.0ha site located to the south of Ashurst Wood, characterised by Ashurst Wood House, various other buildings and car parking set in large grounds. The site abuts residences to the north, west and east, whilst open countryside is located to the south.	Site is a previously developed site and is therefore not considered as an option for allocating as a small scale greenfield housing site. The site may warrant inclusion as an allocated previously developed site with a policy framework. Factors such as deliverability and if the site already benefits from an extant permission need to be determined. If these factors are favourable towards the site being allocated then a <b>sustainability appraisal of this site will be undertaken to determine if it merits inclusion in the Housing Document.</b>			

Site Name and Reference	Brief Site Details	Social Issues	Environmental and Natural Resources Issues	Economic Issues	SA/SEA Conclusion
Land at Ancient Farm, A272, Ansty (OMS38)	0.15ha site, located adjacent to Ancient Farm in Ansty, characterised by a wooded area. The site abuts the A272 to its north, and beyond that low density housing. There is further low density housing to the east and fields to the south of the site.	A bus service operates adjacent to the site, however the nearest railway station is in Haywards Heath, 4 km away. The site is within walking distance of a service station and a pub, however the nearest schools, a wider range of shops, health and leisure facilities are located between 2.7 and 4.5 km away in Haywards Heath and Cuckfield. The site could accommodate 4 new dwellings, none of which would be classified as affordable dwellings.	The site lies within a Countryside Area of Development Restraint. Development may impact upon the adjacent Grade II Listed Building and legally protected reptiles and bats. Possible loss of trees by developing this site. The site is limited with regard to access to public transport, a range of retail outlets and community services and facilities, hence there would be reliance on the use of a car and the associated environmental problems this brings.	Very few employment opportunities exist in Ansty, however Haywards Heath, which is seen as an employment centre, is located nearby (4.5 kilometres). Short term employment opportunities would be created through the development of the site. No employment land or premises would be lost by developing the site.	Ansty contains very few community services and facilities (possible negative impact on social objectives) and employment, hence occupiers would be reliant on car travel - this would have a negative knock on effect to some of the environmental and natural resources objectives. Loss of trees and impact on setting of Listed Building may also adversely impact on environmental objectives.
Glebe Farm, Haywards Heath Road, Balcombe (extension to GF5) (OMS42)	Site located on the southern edge of Balcombe would extend GF5 to form an area of 0.96ha. The site contains a disused farmyard area, with buildings that are used for commercial purposes, as well as an open field. Woodland and trees are along the northern and western boundary.	Balcombe Station is located 1.3km from the site, where regular train services operate. Balcombe has a primary school, a local shop, limited community facilities and a medical centre (further housing may help to sustain these facilities, although they are quite remote from this site), however the nearest secondary school is Warden Park, 7.6 km away and a wider range of retail, recreation and leisure facilities are located in Haywards Heath, 7 km away. The site can therefore be considered to be not particularly accessible to a range of retail and community services and facilities. The site could deliver a minimum of 8 affordable houses, a 16% contribution towards the requirement for such dwellings in Balcombe.	The site is located within the High Weald AONB as well as a Countryside Area of Development Restraint. It is considered that developing this site would have a detrimental impact on the landscape character of the AONB. There are records of reptiles adjacent to the site. The site is limited with regard to access to public transport, a range of retail outlets and community services and facilities, hence there would be reliance on the use of a car and the associated environmental problems this brings.	Whilst some employment opportunities exist locally, the nearest employment centre is located in Haywards Heath, some 7km away. Short term employment opportunities would be created through the development of the site. Development of this site for housing would result in the loss of employment premises.	Considered remote from the few village services and facilities, therefore the site is likely to have few positive impacts on social objectives. Loss of employment premises would have a negative impact on economic objectives. Likely adverse impact on the AONB and the associated countryside objective.
Stetons Yard, Turners Hill Road, Crawley Down (OMS48)	0.31ha site, characterised by a two storey commercial building, smaller outbuildings, car park and yard associated with previous business use. The site abuts dwellings to its north and countryside to the south and east.	Site is a previously developed site and is therefore not considered as an option for allocating as a small scale greenfield housing site. The site may warrant inclusion as an allocated previously developed site with a policy framework. Factors such as deliverability and if the site already benefits from an extant permission need to be determined. If these factors are favourable towards the site being allocated then a <b>sustainability appraisal of this site will be undertaken to determine if it merits inclusion in the Housing Document.</b>			
Land at The Corbels, Down Park, Turners Hill Road, Crawley Down (OMS49)	As only one unit has been proposed for this site it has been considered too small to be allocated for housing and has therefore been excluded from being considered as a potential housing allocation.				

Site Name and Reference	Brief Site Details	Social Issues	Environmental and Natural Resources Issues	Economic Issues	SA/SEA Conclusion
Land south of Snow Hill Road, Crawley Down (OMS51)	2.1ha site located to the east of Crawley Down, characterised by open fields with trees and hedges on boundaries. The surrounding area is characterised by open countryside with a scatter of dwellings set in extensive grounds.	Whilst a bus service operates nearby, the site has few public transport options, with the nearest railway station being located in Three Bridges, 5.2 km away. The site is not well located with regard to shops and services; the nearest primary school is 3.1 km away, the nearest secondary school is 4 km away, the nearest local shops are 3.2 km away with a wider range of shops 5.8 km away in East Grinstead. The site could accommodate 63 new dwellings, 18 of which would be classified as affordable that would make a contribution of 34% to the demand for such housing in Crawley Down.	The site is located within a Countryside Area of Development Restraint and a Strategic Gap. WSCC consider development on this site would be to the detriment of the landscape character. As the site is not well served by public transport and not well located to services, facilities and employment, development of the site may increase dependence on the car and the associated environmental problems this can bring. It is likely that improvements to the sewerage infrastructure would be required.	The site is not well situated to allow access to employment. Short term employment opportunities would be created through the development of the site. Employment land or premises would not be lost.	On the negative side, there is poor access to services, facilities and employment as well as public transport (this will increase reliance on the car). There is also a negative impact on the countryside objective due to the site being in a Strategic Gap.
Land at Winch Well, Turners Hill Road, Crawley Down (OMS52)	1.46ha site located to the west of Crawley Down, characterised by a large dwelling set in extensive grounds. The built up area of Crawley Down abuts the site to its east, the site is otherwise surrounded by countryside with a scatter of dwellings.	Site is a previously developed site and is therefore not considered as an option for allocating as a small scale greenfield housing site. The site may warrant inclusion as an allocated previously developed site with a policy framework. Factors such as deliverability and if the site already benefits from an extant permission need to be determined. If these factors are favourable towards the site being allocated then a <b>sustainability appraisal of this site will be undertaken to determine if it merits inclusion in the Housing Document.</b>			
Land at Broad Street, Cuckfield (OMS56, part of the site is referred to ALT/26 following submission)	3.8ha site located to the southeast of Cuckfield, characterised by an open field. The site abuts residential dwellings to its northwest, west and southwest but is otherwise surrounded by open fields.	The nearest station is located in Haywards Heath, approximately 2.3 km away, whilst local bus services operate nearby to the site on approximately an hourly basis to Haywards Heath and on to Burgess Hill and Brighton. The site is within walking distance of primary and secondary schools, local shops and community facilities. A wider range of retail facilities are located in Haywards Heath, 2.4 km away. The site could accommodate 114 new dwellings, 34 of which would be classified as affordable, which would make a contribution of 59% to the demand for such housing in Cuckfield.	The site is located within a Countryside Area of Development Restraint and a Strategic Gap that prevents the coalescence of Cuckfield and Haywards Heath. The site is also adjacent to a Site of Nature Conservation Importance and Local Nature Reserve; any development on this site may possibly impact on these designations.	Limited employment opportunities exist in Cuckfield, however the site is situated relatively close to Haywards Heath, which is seen as an employment centre with there being more jobs than the current number of residents who work. Short term employment opportunities would be created through the development of the site. No employment land or premises would be lost by developing the site.	The site is reasonably well located to local services and facilities and benefits from reasonable public transport connections - this should have a positive impact on the social objectives. Development of this site may help sustain these local services and facilities. Development would involve incursion into the strategic gap and possibly impact on the adjacent SNCI and LNR - possible negative environmental impacts.

Site Name and Reference	Brief Site Details	Social Issues	Environmental and Natural Resources Issues	Economic Issues	SA/SEA Conclusion
Land at Copyhold Lane, Cuckfield (OMS58)	4.1ha site, located to the south of Cuckfield, bisected by the Cuckfield By-Pass. The site is characterised by woodland and a grassed area. Low density housing is located to the east and west of the southern part of the site, otherwise it is surrounded by open countryside.	The nearest station is located in Haywards Heath, approximately 2.4 km away and the nearest bus stops are some distance from the site. The site is not well located to the village's retail outlets, services and facilities as it is considered remote from the main part of the village. A wider range of retail facilities are located in Haywards Heath, 2.2 km away. The site could accommodate 123 new dwellings, 36 of which would be classified as affordable, which would contribute 63% of the demand for such housing in Cuckfield.	The site is located within a Countryside Area of Development Restraint. WSCC object to this potential allocation on landscape grounds due to a loss of woodland and the impact on the landscape character. Car journeys are likely to be encouraged as the site is not well located to retail, services and facilities - this would contribute to detrimental environmental impacts.	Limited employment opportunities exist in Cuckfield, however the site is situated relatively close to Haywards Heath, which is seen as an employment centre with there being more jobs than the current number of residents who work. Short term employment opportunities would be created through the development of the site. No employment land or premises would be lost by developing the site.	The site is not well connected to the village and associated services and facilities. Development would have an adverse impact on the landscape character and result in the loss of trees, as well as encouraging an increase in car journeys (due to lack of ease of access to services and facilities). This would be likely to impact negatively on certain environmental objectives.
Land at Riseholme, Tylers Green, Cuckfield (OMS59, part of the site is referred to ALT/26 following submission)	2ha site in two parts either side of a large dwelling, characterised by open fields and situated to the southeast of Cuckfield. The site abuts dwellings to its northwest, west and southwest, and is otherwise surrounded by countryside. Part of the site also consists of part of OMS56.	The nearest station is located in Haywards Heath, approximately 2.3 km away, whilst local bus services operate nearby to the site on approximately an hourly basis to Haywards Heath and on to Burgess Hill and Brighton. The site is within walking distance of primary and secondary schools, local shops and community facilities. A wider range of retail facilities are located in Haywards Heath, 2.4 km away. The site could accommodate 60 new dwellings, 18 of which would be classified as affordable, which would make a contribution of 31% to the demand for such housing in Cuckfield.	The site is located within a Countryside Area of Development Restraint and a Strategic Gap that prevents the coalescence of Cuckfield and Haywards Heath. Possible ecological value associated with the watercourse, hedgerow and trees.	Limited employment opportunities exist in Cuckfield, however the site is situated relatively close to Haywards Heath, which is seen as an employment centre with there being more jobs than the current number of residents who work. Short term employment opportunities would be created through the development of the site. No employment land or premises would be lost by developing the site.	The site is reasonably well located to local services and facilities and benefits from reasonable public transport connections - this should have a positive impact on the social objectives. Development of this site may help sustain these local services and facilities. Development would involve incursion into the strategic gap and possibly impact on the trees, hedgerows and watercourse - possible negative environmental impacts.
Land north of Cuckfield By-Pass, Cuckfield (OMS60)	23ha site, located to the south of the built up area of Cuckfield, characterised by several fields that are divided by trees, hedgerows and shrubs. The site abuts the built up area of Cuckfield to the north, open fields to the west, open fields and wooded areas to the south and dwellings to east.	It is proposed that this site could accommodate 690 dwellings. With this in mind it is considered that this site falls outside of the scope for consideration as a small-scale greenfield housing allocation. This site would be more appropriate to consider as a possible strategic location for development in the emerging Core Strategy.			

Site Name and Reference	Brief Site Details	Social Issues	Environmental and Natural Resources Issues	Economic Issues	SA/SEA Conclusion
Land at Birchgrove Road/Danehill Lane, Horsted Keynes (OMS61)	0.35ha site, located to the east of Horsted Keynes, consisting of a grassed field with mixed tree/hedge boundaries. The site abuts dwellings to its north and west, whilst open countryside is located to the east and south.	Whilst a bus service operates nearby, the site has few public transport options, with the nearest railway station being located in Haywards Heath, 8 km away (WSCC Highways state it is poorly served by sustainable transport modes). The site is within walking distance of a primary school, local shops and community and recreation facilities, however the nearest secondary school and higher order services, facilities and retail are located 8 km away in Haywards Heath. The site could accommodate 10 new dwellings, none of which would be classified as affordable dwellings.	The site is located within the High Weald AONB and a Countryside Area of Development Restraint. Due to the existing screening on the boundaries of the site any development should have a minimal impact on the wider landscape. The site is limited with regard to access to public transport, a range of retail outlets and community services and facilities, hence there would be reliance on the use of a car and the associated environmental problems this brings.	Few employment opportunities exist locally. Haywards Heath, which is seen as an employment centre, is located 8 km from the site. Short term employment opportunities would be created through the development of the site. No employment land or premises would be lost by developing the site.	The development of the site would impact on the countryside objective, as it would involve development in the AONB. Not well served by public transport and not in close proximity to higher order retail outlets, community services and facilities and a range of employment, this would inevitably lead to increased car journeys in the area. The increased housing should help to sustain the existing local shop and other village facilities and services.
Land at Little Park, Trinity Road, Hurstpierpoint (OMS64, referred to as ALT/54 following submission)	0.17ha site located close to the centre of Hurstpierpoint. The site appears to have been cleared, but there remains small trees and scrub. The site is located on the edge of the built up area of Hurstpierpoint, with open countryside located to the east of the site.	The nearest station is located in Hassocks, 3 km away, although there is a regular bus service that runs nearby to the site. The site is located within walking distance of a primary school, local shops, health facilities and community facilities, however the nearest secondary school is Downlands, 3.75 km away, and a wider range of shops are located in Burgess Hill, 6 km away. The site could accommodate 4 to 6 new dwellings, none of which would be classified as affordable dwellings.	The site is located within a Countryside Area of Development Restraint and a Strategic Gap. Improvements to the sewerage infrastructure would be required.	The Travel to work data has shown that a significant level of employment exists in Hurstpierpoint, although many of the existing residents commute to the employment centres of Burgess Hill and Brighton. Short term employment opportunities would be created through the development of the site. No employment land or premises would be lost by developing the site.	The site is well connected to local services and facilities and a reasonable bus service operates in the locality - this should impact positively on social objectives. On the negative side, there are existing problems with the sewerage infrastructure in the area; any further development would exacerbate this unless improvements are made. There is also a negative impact on the countryside objective due to the site being in a Strategic Gap.
Land east of Ockley Lane, Keymer (OMS66)	5ha site, located to the east of Hassocks, characterised by open grassland used for grazing. The site abuts open fields to its north and east and dwellings to its south and west.	Hassocks station is located within walking distance of the site. The site is within walking distance of schools, local shops, health facilities and community and recreation facilities. WSCC Highways state that improvements would be required to bus services to serve this site. The site could accommodate 150 new dwellings, including 45 affordable dwellings, which would contribute a significant proportion of the demand for such housing in Hassocks.	The site is located within a Countryside Area of Development Restraint, a Local Countryside Gap, a Strategic Gap and the proposed National Park Boundary. As such, any development will be to the detriment of the countryside objective. Improvements to the sewerage infrastructure would be required.	The Travel to work data has shown that a significant level of employment exists in Hassocks, although many of the existing residents commute to the employment centres of Burgess Hill, Haywards Heath and Brighton. Short term employment opportunities would be created through the development of the site. No employment land or premises would be lost by developing the site.	Due to the landscape/ countryside designations, developing this site would have a negative impact on the countryside objective. On the positive side the site is reasonably well located to local services and facilities and can be accessed by public transport. Improvements to sewerage infrastructure would be required.

Site Name and Reference	Brief Site Details	Social Issues	Environmental and Natural Resources Issues	Economic Issues	SA/SEA Conclusion
The Weald Lawn Tennis and Squash Club, South Bank, Hassocks (OMS67)	2.7ha site located to the south of Hassocks, characterised by seven tennis courts, a clubhouse, car parking and open space. The site abuts dwellings to the north, a builders yard to the east, woodland and open fields to the south and low density development to the west.	Site is a previously developed site and is therefore not considered as an option for allocating as a small scale greenfield housing site. The site may warrant inclusion as an allocated previously developed site with a policy framework. Factors such as deliverability and if the site already benefits from an extant permission need to be determined. If these factors are favourable towards the site being allocated then a <b>sustainability appraisal of this site will be undertaken to determine if it merits inclusion in the Housing Document.</b>			
Pease Pottage Golf Course, Horsham Road, Pease Pottage (OMS70)	5.8ha site located to the west of Pease Pottage, characterised by golf course buildings, open space and car parking. One row of dwellings are located to the south east of the site. The site is otherwise surrounded by open fields with scattered low density development. Part of the site is classed as previously developed.	The site is not served well by public transport, with the nearest station located in Crawley, 3.75 km away. Pease Pottage has very limited services and facilities, with the only retail outlet being the service station. The nearest primary school is 1.3 km away, the nearest secondary school is 2.5 km away and a wider variety of shops are located in Crawley, 4 km away. The site could accommodate up to 177 new dwellings, including 53 affordable, which would significantly exceed the demand for such housing in Pease Pottage. It is noted that the Hemsley's Nurseries site currently being developed will provide the affordable housing requirement for the village.	The site lies within the High Weald AONB, a Countryside Area of Development Restraint and a Strategic Gap. Archaeological and ecological interests may be located on the site. As the site is not well served by public transport and not well located to services, facilities and employment, development of the site may increase dependence on the car and the associated environmental problems this can bring. Improvements to sewerage infrastructure would be required.	Few employment opportunities exist locally, however Crawley, which is seen as an employment centre is located nearby (4 kilometres). Short term employment opportunities would be created through the development of the site. No employment land or premises would be lost by developing the site, provided the club house is relocated to the remainder of the golf course.	Pease Pottage is a settlement that has a limited range of services and facilities and does not have a school. This coupled with poor public transport provision means that this site has few positive impacts on the social objectives. Development on the site may impact on the AONB and would have a negative impact on the countryside objective due to the loss of Strategic Gap. The site has possible archaeological and ecological interests. Improvements to sewerage infrastructure would be required.
Golf House, Horsham Road, Pease Pottage (OMS71)	0.26ha site, characterised by car parking associated with the golf course and open space. The site is surrounded by countryside, however some low density development - including the golf course club house to the east and dwellings to the southeast are located nearby.	Site is a previously developed site and is therefore not considered as an option for allocating as a small scale greenfield housing site. The site may warrant inclusion as an allocated previously developed site with a policy framework. Factors such as deliverability and if the site already benefits from an extant permission need to be determined. If these factors are favourable towards the site being allocated then a <b>sustainability appraisal of this site will be undertaken to determine if it merits inclusion in the Housing Document.</b>			

Site Name and Reference	Brief Site Details	Social Issues	Environmental and Natural Resources Issues	Economic Issues	SA/SEA Conclusion
Land north of Kingsland Laines, Sayers Common (OMS76)	5ha site located to the west of Sayers Common consisting of several small fields separated by tree/hedge boundaries. The site abuts dwellings to its east and south, but is otherwise surrounded by open countryside.	The site is not served well by public transport (according to WSCC Highways), with the nearest station being located in Hassocks, 5.3 km away. Sayers Common has very limited services and facilities, with there being no retail outlet in the village, whilst the site is within 1.4 km of a primary school, the nearest secondary school is 6 km away, the nearest health facilities are 3 km away, local shops are 2.5 km away and a wider variety of shops are located in Burgess Hill, 7.7 km away. Hence, access to services and facilities is poor.	The site lies within a Countryside Area of Development Restraint. There is a Tree Preservation Order on the eastern boundary of the site. Several protected species have been identified in the area and the pond may have some ecological value. As the site is not well served by public transport and not well located to services, facilities and employment, development of the site may increase dependence on the car and the associated environmental problems this can bring. Improvements to sewerage infrastructure would be required. Possible risk of flooding.	Few employment opportunities exist locally, however Burgess Hill, which is seen as an employment centre is located nearby (7.7 kilometres). Short term employment opportunities would be created through the development of the site. No employment land or premises would be lost by developing the site.	Sayers Common is not well served by services and facilities and hosts no retail outlets, hence if this site was allocated it would be likely to have negative impacts on some of the social objectives. Due to the risk of flooding, the designated Countryside Area of Development Restraint, the possible ecological interest on site and the possible impact on the TPO's there could be negative impacts on some environmental objectives. Improvements to sewerage infrastructure would be required.
Land north of Oaklands, Sayers Common (OMS79, referred to as ALT/57 following submission)	0.5ha site located to the north of Sayers Common, consists of vacant unkempt grassland. The site abuts the A23 to the east and dwellings to the south and west. The eastern, southern and western boundaries are tree lined.	The site is not served well by public transport, with the nearest station being located in Hassocks, 6.1 km away. Sayers Common has very limited services and facilities, with there being no retail outlet in the village, whilst the site is within 2.2 km of a primary school, the nearest secondary school is 6.8 km away, the nearest health facilities are 3.8 km away, local shops are 3.3 km away and a wider variety of shops are located in Burgess Hill, 7.1 km away. Hence, access to services and facilities is poor. The site could accommodate 15 new dwellings, 4 of which would be classified as affordable dwellings, which would make a contribution of 33% of the demand for such housing in the village.	The site is located within a Countryside Area of Development Restraint. As the site is not well served by public transport and not well located to services, facilities and employment, development of the site may increase dependence on the car and the associated environmental problems this can bring. Improvements to sewerage infrastructure would be required.	Few employment opportunities exist locally, however Burgess Hill, which is seen as an employment centre is located nearby (7.1 kilometres). Short term employment opportunities would be created through the development of the site. No employment land or premises would be lost by developing the site.	Sayers Common is not well served by services and facilities and hosts no retail outlets, hence if this site was allocated it would be likely to have negative impacts on some of the social objectives. Incursion into the Countryside Area of Development Restraint - a negative impact on the countryside objective. Improvements to sewerage infrastructure would be required.

Site Name and Reference	Brief Site Details	Social Issues	Environmental and Natural Resources Issues	Economic Issues	SA/SEA Conclusion
Old Vicarage Field, Church Road, Turners Hill (OMS81)	2.25ha site located to the west of Turners Hill, characterised by dwellings fronting Church Road, a group of small buildings, some allotments and an open field. The site abuts the built up area of Turners Hill to its east and south, but is otherwise surrounded by open countryside. Part of the site is classed as previously developed.	Whilst a bus service runs adjacent to the site, the nearest railway station is located in East Grinstead, 6.3 km away. The site is within a short walking distance of a primary school, local shops and some community and recreation facilities. However, the site is remote from higher order services, facilities and a range of retail outlets (for instance the nearest secondary school is 7 km away). Development of this site for housing may result in the loss of allotments, which are a community facility. The site could accommodate 68 new dwellings, 20 of which would be classified as affordable dwellings, which would make a contribution of 58% of the demand for such housing in Turners Hill.	Part of the site is within the built up area boundary, whilst the other part is located within a Countryside Area of Development Restraint and a Strategic Gap. However, the site is quite well screened from the surrounding landscape. It is likely that reptile species exist on the site. As the site is not well served by public transport and not well located to higher order services, facilities and employment, development of the site may increase dependence on the car and the associated environmental problems this can bring.	Whilst some employment opportunities exist locally, the nearest employment centres are located in Crawley and East Grinstead. Short term employment opportunities would be created through the development of the site. It is considered that no employment land or premises would be lost by developing the site.	The site is not particularly accessible to higher order services, facilities and retail and as such is likely to encourage car use. However, the site can access the villages existing shops and community facilities and may help to sustain them. Incursion into the strategic gap would have a significant negative impact on the countryside objective. Loss of allotments may impact on social objectives.
Land at West Hoathly Station and Goods Yard, Sharpthorne (OMS82)	0.5ha site located to the north of Sharpthorne, comprising of former good yard and station. The site abuts the existing Bluebell Railway track bed and the West Hoathly brickworks to its east, Sharpthorne village to the south, and countryside to the west and north.	Site is a previously developed site and is therefore not considered as an option for allocating as a small scale greenfield housing site. The site may warrant inclusion as an allocated previously developed site with a policy framework. Factors such as deliverability and if the site already benefits from an extant permission need to be determined. If these factors are favourable towards the site being allocated then a <b>sustainability appraisal of this site will be undertaken to determine if it merits inclusion in the Housing Document.</b>			

The omission greenfield sites (excluding those omission sites that had already been considered at the early engagement stage) that were appraised in table 7 above are given their district location in relation to certain environmental constraints on the maps in Appendix C. The district has been split into three areas, north, central and south, to enable a more detailed map to be produced.

- 6.27 As with the individual site appraisals, which had been undertaken for the sites leading to the Preferred Options stage, general conclusions for the omission sites were difficult to draw out, as each site had its own unique characteristics. However, the few general conclusions that had been established for the early engagement sites were found to also be applicable to those omission sites. When compared against the sites that had been included in the Preferred Options housing document, some sites that had been submitted as omission sites were considered to be more sustainable than a couple of these preferred options sites, namely sites GF/4 and GF/5. The omission sites that were considered to be more sustainable than these two sites were OMS1 and OMS26. This was due to the sites having better access to community facilities and services, public transport, employment and retail. In addition sites GF/4 and GF/5 were found to have a national landscape designation, in that they are both located in the High Weald AONB, which meant the sites had negative impacts on the countryside objectives. Neither site OMS1 nor site OMS26 had such a national landscape designation.
- 6.28 The outcomes of all the individual site appraisals (for those sites submitted at both the early engagement and preferred options stages), the issue of whether the sites were deliverable in the plan period or not, comments received on these sites at the early engagement stage (predominantly comments received from the environmental bodies, highways authority and town and parish councils) and the comments received on the consultation on the Preferred Options housing document, and accompanying Sustainability Appraisal, informed the small scale greenfield sites that were selected for the submission stage of the housing document.

### **THE OPTIONS CONSIDERED FOR THE PREVIOUSLY DEVELOPED SITES**

- 6.29 As identified in table 5 of this report, the West Sussex Structure Plan identifies that a significant amount of new housing in the district will be delivered on 'identified and unidentified previously developed sites' in the period of 2006 to 2016. A figure of 3,000 new dwellings on previously developed sites has been specified. In light of this requirement, as well as the guidance contained within PPG3 – Housing, the District Council undertook an Urban Potential Study that was published in April 2005. This study concluded that the built up areas of the District have the potential to provide 3,000 dwellings in the 10 year period 2006 – 2016. Within this study several sites were identified and assessed as to their suitability for delivering housing in the plan period. Only the settlements of Haywards Heath (including Cuckfield and Lindfield), Burgess Hill, East Grinstead, Hassocks/Keymer, Hurstpierpoint, Copthorne and Crawley Down were surveyed for sites to be assessed. In addition only sites that were capable of accommodating 10 or more dwellings were identified within the study.
- 6.30 In light of the Structure Plan requirement to deliver housing on previously developed sites, the Urban Potential Study that had been undertaken and the fact that several sites had been submitted to the Council for inclusion in the housing document, which were classed as previously developed, the possibility of allocating suitable previously developed sites for housing was explored. Hence, the following strategic options were considered;

- The allocation of sites that were identified as being capable of accommodating 15 or more dwellings, but not large strategic sites (capacity of 250 or more).
  - The allocation of sites that were capable of accommodating a minimum of 1 dwelling, but not large strategic sites (capacity of 250 or more).
  - Do not allocate any previously developed sites.
- 6.31 The differing options concerning the capacity for housing of the sites was developed through discussion with colleagues in the District Council's Development Control Section. It was felt that by allocating small previously developed sites for housing would give Development Control staff very little scope to negotiate over a suitable proposed development at the planning application stage. In addition it was felt that these sites would be delivered for housing as windfall sites as and when the market allowed. The reason for choosing the threshold of 15 dwellings was in light of the current policy requirements of Policy H4 in the adopted Local Plan. This policy is concerned with affordable housing provision and requires that where 15 or more dwellings are proposed 30% of those dwellings have to be provided as affordable units. Hence, by allocating sites for 15 or more dwellings would ensure all these sites would have Policy H4 applied and also ensure against only parts of these sites being delivered (thereby avoiding the requirements of Policy H4). The reason for discounting large strategic sites was due to the fact that the Core Strategy would cover the allocation of such sites.
- 6.32 It was decided that the option of not allocating previously developed sites for housing would not assist in delivering the Structure Plan requirement for the delivery of housing on such sites. If this requirement was not met, there may be the possibility that further housing development on greenfield sites would have to take place, thereby creating an adverse impact on the countryside of the district.
- 6.33 In conclusion, it was felt that the option of allocating sites that have been identified as being capable of accommodating 15 or more dwellings, but not large strategic sites, should be the broad strategic option that is explored, and all sites that accord with this option would be appraised.
- 6.34 The Urban Potential Study assessed whether or not the sites that had been identified were capable of being delivered within the plan period (2006 – 2016). Those sites that were considered to be undeliverable for housing in the plan period were not appraised. In addition sites that were identified as being part of the revitalisation proposals contained in the three Town Centre Master Plans were also excluded from the appraisal process, as any redevelopment of these sites would be covered by the Master Plans. These sites were as follows;

*HH/B/1 – Mid Sussex Timber Company, College Road, Haywards Heath*  
*HH/B/2 – Elizabeth House, 13 Heath Road, Haywards Heath*  
*HH/B/3 – Rear of the Orchards/Church Road, Haywards Heath*  
*HH/B/6 – 45-47 Perrymount Road, Haywards Heath*  
*HH/B/11 – Clair Hall, Perrymount Road, Haywards Heath*  
*EG/A/1 – The Felbridge Hotel, London Road, East Grinstead*  
*EG/A/3 – St Margaret's Loop, Imberhorne, East Grinstead*  
*EG/D/1 – Pine Lodge, Blair House, Avondene and Varena, Ship St, East Grinstead*

EG/E/4 – Land Adjacent to Moatfield Surgery, St Michael’s Road, East Grinstead

*BH/B/3 – Field to the East of Coopers Close, Burgess Hill*

BH/B/4 – Rear of Applewalk/Sussex Lodge, Upper St Johns Road, Burgess Hill

BH/C/1 (part of site classed as previously developed land that is unlikely to be delivered in the plan period, the remainder of the site is now classed as greenfield and is considered deliverable in the plan period and has therefore been appraised as a potential housing allocation on a greenfield site) – Keymer Tile Works, Nye Road, Burgess Hill

BH/C/2 – Land Rear of 1-49 Valebridge Road, Burgess Hill

BH/D/1 – Folders Meadow, Folders Lane, Burgess Hill

BH/E/2 (this site was not previously identified as being unlikely to be deliverable in the plan period. However this site is now being considered as part of a more comprehensive town centre revitalisation strategy for Burgess Hill in the form of a Town Centre Master Plan). – St Wilfrids Catholic Primary School, School Close, Burgess Hill

BH/F/2 - Land at Hammonds Ridge, Burgess Hill

HA/3 – (classed as a greenfield site and appraised as a potential allocation small scale greenfield housing allocation) Field rear of Stafford House, Keymer Road, Hassocks

HH/B/7 (this site was not previously identified as being unlikely to be deliverable in the plan period. However this site is now being considered as part of a more comprehensive town centre revitalisation strategy for Haywards Heath in the form of a Town Centre Master Plan). – 4 Church Road, Haywards Heath

**Note:** Those sites in italics have been identified as sites that are likely to yield less than 15 residential units.

- 6.35 The Urban Potential Study identified several sites as having potential for housing that have since been developed, or are in the process of being developed, or currently benefit from an extant permission for residential units, or are an existing unimplemented allocation in the current Local Plan<sup>2</sup>. In addition, there were three sites submitted to the District Council as omission sites that also fell into this category. These sites were also not appraised and were as follows;

*HH/B/9 – 61 Oathall Road, Haywards Heath*

HH/B/10 – Sydney House, Sydney Road, Haywards Heath

HH/C/2 – Sawyers Health and Fitness Club, Boston Road, Haywards Heath

*HH/D/1 – Lark Rise, Lyoth Lane, Lindfield, Haywards Heath*

*EG/A/4 – Cranfield Lodge Hotel, Maypole Road*

*EG/C/1 – NTC Corps Hall, rear of Playground, Hollands Way, East Grinstead*

EG/C/2 – Blackwell County Primary School, Blackwell Farm Road, East Grinstead

*EG/C/3 – Land to rear of 204 – 214 Holtye Road, East Grinstead*

*EG/C/4 – 164 – 172 Holtye Road, East Grinstead*

EG/E/1 – Farrington House, Wood Street, East Grinstead

*EG/E/2 – Greenstede House, Station Road, East Grinstead*

EG/E/7 – Focus Do It All, 207 London Road, East Grinstead

*BH/B/2 – 94 Mill Road, Burgess Hill*

BH/E/1 – 88/90 Mill Road, Burgess Hill

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<sup>2</sup> As at the stage the Housing Document was submitted.

BH/F/1 – Former Knowles Electronics site, 73 Victoria Road, Burgess Hill  
HA/1 – 38 Keymer Road, Hassocks  
OMS 25 – Former Knowles Factory Building, 73 Victoria Road, Burgess Hill  
(this site is also BH/F/1).  
*OMS 28 – Plumb Centre, Junction Road, Burgess Hill.*  
OMS 30 – Land in Junction Road, Burgess Hill.

- 6.36 In addition to the sites listed in the paragraph above there were also sites identified in the Urban Potential Study that were subject to a current planning application or appeal at the stage the Housing Document was submitted. It was considered sensible not to appraise these sites as the development control process, or appeals process, would demonstrate their suitability, or not, for housing development. These sites were as follows;

HH/C/3 – Pilgrim Court, America Lane, Haywards Heath  
HH/E/1 – Land between Colwell Road and Southdowns Park  
*HH/F/1 – Site opposite 22-24 Gower Road, Haywards Heath*  
*EG/B/2 – Wynnecroft and Springmount, Lingfield Road, East Grinstead*  
EG/E/3 – St Margaret's Convent, St Johns Road, East Grinstead  
*EG/E/5 – Land rear of Cumberworth, Cranston Road, East Grinstead*  
*EG/E/8 – The Dene, College Lane, East Grinstead*  
BH/F/3 (also being considered as a greenfield allocation) – Land North of Maltings Park, Burgess Hill  
*HA/4 – The New Farm House, 1 Stanford Avenue, Hassocks*

- 6.37 Once the sites listed in paragraphs 6.34 to 6.36 had been considered to be not potential housing allocations in the plan period there were only 17 sites identified in the Urban Capacity Study, 19 sites submitted as omission sites and 5 sites that were submitted to the Council at the early engagement stage that were seen as options for allocating as housing sites. However, of these sites 12 were considered as unlikely to yield 15 or more dwellings so were therefore not appraised. This was in accordance with the broad strategic option that had been selected. Listed below are all of these sites, including the ones with a potential housing yield of less than 15 (these are in italics). Table 8 that commences on page 102 presents the sustainability appraisal findings for the 29 sites that are in accordance with the broad strategic option selected.

HH/B/4 – Mid Sussex District Council Offices, Oaklands Road  
*HH/B/8 – Land to the North of 1 and 3 Church Road, Haywards Heath*  
*HH/C/1 – The Priory, Franklynn Road, Haywards Heath*  
HH/C/4 – Haywards Heath Football Club, Allen Road, Haywards Heath  
*HH/B/5 – Telephone Exchange (BT), Paddockhall Road, Haywards Heath*  
EG/A/2 – Land rear of 'The Parade', London Road, East Grinstead  
EG/B/1 – Charlwoods Industrial Estate, Charlwoods Road, East Grinstead  
EG/B/3 – Park House, Coghurst, Bramber, Ashcroft and Gainsborough, East Grinstead (also known as land at the junction of Windmill Lane and London Road)  
EG/E/6 – Land at Brooklands Park, Orchard Way, East Grinstead  
BH/A/1 – Covers Timber/Builders Merchants, 107 Fairfield Road, Burgess Hill  
BH/B/1 – Gas Holder Station, Leylands Road, Burgess Hill  
BH/B/5 (referred to as ALT/43 and ALT/43A following submission) – Land at Former Sewage Works, Fairbridge Way, Burgess Hill  
BH/D/2 – Intech House, 44-46 Junction Road, Burgess Hill  
BH/D/3 – Land r/o Starlings and Merryfield, Keymer Road, Burgess Hill

HA/2 – Wilmington Lodge and Beech House, Orchard Lane, Hassocks  
 HA/5 – Station Good Yards, Hassocks  
 CO/1 – *Franciscan Convent, Borers Arms, Copthorne*  
 OMS 6 – *Sunnyside Cottages, Harwoods Lane, East Grinstead.*  
 OMS 11 (referred to as ALT/12 following submission) – East Grinstead Football Club, East Court, East Grinstead.  
 OMS 21 – *Land at Milton Way, Haywards Heath (part of this site is also HH/B/5)*  
 OMS 44 (referred to as ALT/41 following submission) – *Car Park to the former Queens Head Public House, Bolney.*  
 OMS 46 (referred to as ALT/5 following submission) – Land north of Copthorne Road, Copthorne.  
 OMS 47 – Land to west of Newlands Park, Copthorne.  
 OMS 74 – Forest Ridge, Old Brighton Road, Pease Pottage.  
 OMS 5 – Rentokil House, Garland Road / London Road, East Grinstead.  
 OMS 7 (referred to as ALT/16 following submission) – *Land at The Spinney, Lewes Road, East Grinstead.*  
 OMS 16 – 141-151 Western Road, Haywards Heath.  
 OMS 22 – *Extension to land adjacent to Manor Road, Burgess Hill.*  
 OMS 29 – Land to rear of 72-78 Folders Lane, Burgess Hill.  
 OMS 37 – Land south of Hammerwood Road, Ashurst Wood.  
 OMS 48 – *Stetons Yard, Turners Hill Road, Crawley Down.*  
 OMS 52 – Land at Winch Well, Turners Hill Road, Crawley Down.  
 OMS 67 – Weald Lawn Tennis and Squash Club, South Bank, Hassocks.  
 OMS 71 – *Golf House, Horsham Road, Pease Pottage.*  
 OMS 82 (referred to as ALT/19 following submission) – Land at West Hoathly Station and Goods Yard, Sharpthorne.  
 BH06 – Land at Burgess Hill Football Club, Leylands Park, Burgess Hill.  
 BK02 – Pinelodge and Wellmead, London Road, Bolney.  
 HH03 – Sandrocks, Rocky Lane, Haywards Heath.  
 HH04 – Land south east of Hurstwood Lane, Haywards Heath.  
 PP02 – *CUC House, Old Brighton Road, Pease Pottage.*  
 AD02 – Ivy Dene Industrial Estate, Ivy Dene Lane, Ashurst Wood.

Site Name and Reference	Brief Site Details	Social Issues	Environmental and Natural Resources Issues	Economic Issues	SA/SEA Conclusion
East Grinstead Football Club, East Court, East Grinstead (OMS11, referred to as ALT/12 following submission)	2.75 ha site, football pitch & ancillary facilities, rifle club buildings with open land. Trees/woodland surround the site, stream forms northern boundary beyond which is housing. East Court grounds to south and west.	The site is located 2 km from East Grinstead railway station and bus services operate nearby the site (WSCC Highways state the site is accessible by a choice of modes of transport). The site is located within 20 minutes walking distance of a primary and secondary school, a range of shops and doctors. Development of this site would result in the loss of the football club (and as yet an alternative location has not been established) and the rifle club, both of which are important recreation/community facilities. The site could accommodate up to 90 new dwellings, 27 of which would be classified as affordable dwellings, which would contribute 5% to the demand for such dwellings in East Grinstead.	The site is located within a Countryside Area of Development Restraint, has woodland and tree belts on its boundaries and adjoins the Ashplats Wood Site of Natural Conservation Importance; any development on this site may possibly impact on this designation. Due to the woodland and trees belts any development should be well screened from the surrounding area. Major improvements would be required to the sewerage infrastructure to serve development at this site.	The sites location allows ease of access to employment opportunities located in East Grinstead. Short-term employment opportunities would be created through the development of the site. Development of this site for housing would result in the loss of facilities that currently support a certain amount of employment - a negative impact.	The site is well connected to public transport and local services and facilities - this should impact positively on most of the social objectives. However, development of this site would result in the loss of an important recreation/community facility, which in turn would have a negative impact on the recreation and leisure objective. There should be a minimal impact on the countryside, although there is a possible impact on the SNCI. On the negative side, there are existing problems with the sewerage infrastructure in the area; any further development would exacerbate this unless improvements are made.
Land north of Copthorne Road, Copthorne (OMS46, referred to as ALT/5 following submission)	20.5ha site located to the southwest of Copthorne, characterised by low density housing developments with large gardens, a petrol station, car repair garage and plant hire company. The northern side of the site is heavily wooded. The site abuts the A264 and the Copthorne Road followed by open fields.	It is proposed that this site could accommodate 615 dwellings. With this in mind it is considered that this site falls outside of the scope for consideration as a small-scale housing allocation. This site would be more appropriate to consider as a possible strategic location for development in the emerging Core Strategy.			
Land west of Newlands Park, Copthorne (OMS47)	3.4ha site located to the east of Copthorne, characterised by 11 dwellings with large gardens and significant tree coverage. The site abuts the Newlands Park residential development to its east, Copthorne Common to its west, open land to its north and low-density development beyond Copthorne Common Road to its south.	Whilst a bus service operates nearby, the site has few public transport options, with the nearest railway station being located in Three Bridges, 5.5 km away. The site is not well located with regard to shops and services; the nearest primary school is 2 km away, the nearest secondary school is 5 km away, the nearest local shops are 2 km away with a wider range of shops 7 km away in East Grinstead. The site could accommodate 100 new dwellings, 30 of which would be classified as affordable dwellings, which would make a contribution of 75% to the demand for such housing in Copthorne.	The site is located within a Countryside Area of Development Restraint and a Strategic Gap. It is considered that development on this site would be to the detriment of the landscape character. Much of the site is tree covered, many of which are covered by TPO's. It is likely that bird habitats, bats and reptiles are on the site. As the site is not well served by public transport and not well located to services, facilities and employment, development of the site may increase dependence on the car and the associated environmental problems this can bring. Improvements to the sewerage infrastructure would be required.	The site is not well situated to allow access to employment. Short-term employment opportunities would be created through the development of the site. Employment land or premises would not be lost.	On the negative side, there is poor access to services, facilities and employment as well as public transport (this will increase reliance on the car). There is also a negative impact on the countryside objective, due to the site being in a Strategic Gap, as well as other environmental objectives due to the possible loss of trees, impact on ecology and inadequate sewerage infrastructure.

Site Name and Reference	Brief Site Details	Social Issues	Environmental and Natural Resources Issues	Economic Issues	SA/SEA Conclusion
Forest Ridge, Old Brighton Road, Pease Pottage (OMS74)	0.86ha site located to the north of Pease Pottage, characterised by a large dwelling set in large grounds with mature hedgerows and trees on boundaries. The site abuts the A23 motorway to its east, low density development to its north and south, and an open field to its west. The District boundary immediately abuts the site to its north.	The site is not served well by public transport, with the nearest station located in Crawley, 3.75 km away. Pease Pottage has very limited services and facilities, with the only retail outlet being the service station. This outlet and community facilities are located within walking distance of the site, however the nearest doctors surgery is 2.3 kilometres away, the nearest primary school is 3.9 km away, the nearest secondary school is 2.8 km away and a wider variety of shops are located in Crawley, 4.5 km away. The site could accommodate 25 new dwellings, including 7 affordable dwellings that would contribute 37% of the demand for such housing in Pease Pottage. However it is noted that the Hemsley's Nurseries site currently being developed will provide the affordable housing requirement for the village.	The site lies within a Strategic Gap and Countryside Area of Development Restraint. English Nature has stated that any development should retain any trees and hedgerows and that a survey regarding protected reptile species should be conducted. As the site is not well served by public transport and not well located to services, facilities and employment, development of the site may increase dependence on the car and the associated environmental problems this can bring. Improvements to sewerage infrastructure would be required (with possible three year lead in time).	Few employment opportunities exist locally, however Crawley, which is seen as an employment centre is located nearby (5.5 kilometres). Short-term employment opportunities would be created through the development of the site. No employment land or premises would be lost by developing the site.	Pease Pottage is a settlement that has a limited range of services and facilities and does not have a school. This coupled with poor public transport provision means that this site has few positive impacts on the social objectives. Development on the site would have a negative impact on the countryside objective due to the incursion into the Strategic Gap. The site has possible ecological interests. Improvements to sewerage infrastructure would be required.
Rentokil House, Garland Road / London Road, East Grinstead (OMS5)	0.44ha site within the built up area of East Grinstead. The site is characterised by two large buildings and smaller buildings used for commercial purposes and associated car parking. A railway is located to the east and a mixture of commercial and residential uses in modern buildings is located to the west. To the south of the site is a predominantly residential development.	The site well located with regard to regular bus and train services. The site is within walking distance of a schools, a wide range of shops, community facilities and a doctor's surgery and many other community facilities. It therefore has excellent access to services and facilities. The site could accommodate 22 new dwellings, including 6 affordable dwellings that would contribute 1% of the demand for such housing in East Grinstead.	The site lies within the existing built up area and therefore development would not impact on the countryside. Possible archaeological interest on site.	East Grinstead has a good level of employment (as demonstrated by the travel to work data). Short-term employment opportunities could be created through the development of the site. However, development of this site for housing would result in the loss of current employment premises - a significant negative impact.	Excellent location with regard to community services, facilities, retail, public transport and employment opportunities, hence the site would have a positive impact on several of the social objectives. However due to the loss of the current commercial premises, which supports a significant amount of employment, there would be a negative impact on the economic objectives. The site has very few environmental constraints.

Site Name and Reference	Brief Site Details	Social Issues	Environmental and Natural Resources Issues	Economic Issues	SA/SEA Conclusion
141-151 Western Road, Haywards Heath (OMS16)	0.8 ha site located within the built up area of Haywards Heath. The site is characterised by existing buildings associated with industrial uses. The site abuts residential dwellings to its north, west and south, whilst a cemetery is located to the east.	The site is well located with regard to regular bus services. The railway station is located 1.9 km away. The site is within walking distance of schools, a wide range of shops, community facilities and a doctor's surgery and many other community facilities. It therefore has excellent access to services and facilities. The site could accommodate 22 new dwellings, 6 of which would be classified as affordable dwellings, which would contribute only 1% to the demand for such dwellings in Haywards Heath.	The site lies within the existing built up area and therefore development would not impact on the countryside. Possible archaeological interest on site and possible impact on the trees covered by TPO's that are adjacent to the site.	Haywards Heath has a good level of employment (as demonstrated by the travel to work data). Short-term employment opportunities could be created through the development of the site. However, development of this site for housing would result in the loss of a number of current employment premises - a significant negative impact. There is also no evidence to suggest that the site is available for redevelopment for housing.	A good location with regard to community services, facilities, retail, public transport and employment opportunities, hence the site would have a positive impact on several of the social objectives. However due to the loss of the current commercial and industrial premises, which supports a significant amount of employment, there would be a negative impact on the economic objectives. The site has very few environmental constraints.
Land to rear of 72-78 Folders Lane, Burgess Hill (OMS29)	1.25ha site, located to the southeast of Burgess Hill that comprises the large rear gardens of dwellings fronting Folders Lane. 76 Folders Lane would be demolished to provide access to the site. Dwellings are located to the north, east and west of the site, with open fields located to the south.	Burgess Hill Station is located within 20 minutes walking distance of the site and regular bus services operate nearby (WSCC Highways state the site is accessible to a choice of modes of transport). The site is located within 20 minutes walking distance of local shops, schools, community and recreation facilities, a medical centre and the town centre. It therefore has good access to services and facilities. The site could accommodate 40 to 45 new dwellings including 12 to 13 affordable dwellings would be classified as affordable that would make a contribution of only 2% to the demand for such housing in Burgess Hill.	The majority of the site is within a Countryside Area of Development Restraint and a Local Gap. Improvements to sewerage infrastructure are likely to be required. No other significant environmental/natural resources issues.	Burgess Hill has a good level of employment (as demonstrated by the travel to work data). Short-term employment opportunities could be created through the development of the site. No employment land or premises would be lost by developing this site.	A good location with regard to community services, facilities, retail, public transport and employment opportunities, hence the site would have a positive impact on several of the social and economic objectives. A possible negative impact on the countryside objective due to the incursion into the Local Gap.

Site Name and Reference	Brief Site Details	Social Issues	Environmental and Natural Resources Issues	Economic Issues	SA/SEA Conclusion
Land south of Hammerwood Road, Ashurst Wood (OMS37)	4.0ha site located to the south of Ashurst Wood, characterised by Ashurst Wood House, various other buildings and car parking set in large grounds. The site abuts residences to the north, west and east, whilst open countryside is located to the south.	Whilst a bus service operates nearby, the site has few public transport options, with the nearest railway station being located 4 km away. The site is within walking distance of a primary school, limited local shops and community and recreation facilities. The nearest secondary school, a wider range of shops and health facilities are located between 3 and 5 km away in East Grinstead, hence not particularly accessible without the use of a car. Development of this site would result in the loss of land that is used for leisure activities - a negative impact. The site could accommodate 120 new dwellings including 36 affordable dwellings that would be classified as affordable dwellings that would exceed the demand for such housing in Ashurst Wood.	The site lies within the High Weald AONB and a Countryside Area of Development Restraint. WSCC consider that developing this site for housing could have an adverse impact on the AONB landscape. Additionally, protected species have been recorded on the site and development of this site could result in the loss of several trees. The site is limited with regard to access to public transport, a range of retail facilities and community services, hence there would be reliance on the use of a car and the associated environmental problems this brings.	Few employment opportunities exist locally, however East Grinstead, which is seen as an employment centre, is located nearby (3.3 kilometres). Short-term employment opportunities would be created through the development of the site. No employment land or premises would be lost by developing the site.	The development of the site would impact on the Area of Outstanding Natural Beauty and likely the ecology of the area. This would create negative impacts on certain environmental objectives. Not well served by public transport and not in close proximity to many services, facilities and a range of employment, this would inevitably lead to increased car journeys in the area. Development of the site would result in the loss of a leisure facility. The increased housing could help to sustain the existing local shop and other village facilities and services
Land at Winch Well, Turners Hill Road, Crawley Down (OMS52)	1.46ha site located to the west of Crawley Down, characterised by a large dwelling set in extensive grounds. The built up area of Crawley Down abuts the site to its east, the site is otherwise surrounded by countryside with a scatter of dwellings.	The nearest station is East Grinstead, 6 km away, whilst an infrequent bus service operates near to the site (WSCC Highways state the site is not very sustainable). The site is located within walking distance of a primary school, community facilities, health centre and local shops (housing on this site may help to sustain these facilities). The nearest secondary school is located in East Grinstead, 6 km away, and the nearest main shops are in East Grinstead and Crawley. The site could accommodate 44 new dwellings, 13 of which would be classed as affordable - a 25% contribution towards the requirement for such housing in the village.	The site is located within a Countryside Area of Development Restraint and a Strategic Gap. WSCC consider that the site could have an adverse impact on the local landscape. As the site is not well served by public transport and not well located to higher order services, facilities and employment, development of the site may increase dependence on the car and the associated environmental problems this can bring. Improvement to the existing sewerage infrastructure would be required.	Whilst some employment opportunities exist locally, the nearest employment centres are located in Crawley and East Grinstead. Short-term employment opportunities would be created through the development of the site. It is considered that no employment land or premises would be lost by developing the site.	The site is not particularly accessible to higher order services, facilities and retail and as such is likely to encourage car use. However, the site can access the villages existing shops and community facilities and may help to sustain them. Incursion into the strategic gap would have a significant negative impact on the environmental objectives. Improvements to the sewerage infrastructure would be required.

Site Name and Reference	Brief Site Details	Social Issues	Environmental and Natural Resources Issues	Economic Issues	SA/SEA Conclusion
The Weald Lawn Tennis and Squash Club, South Bank, Hassocks (OMS67)	2.7ha site located to the south of Hassocks, characterised by seven tennis courts, a clubhouse, car parking and open space. The site abuts dwellings to the north, a builders yard to the east, woodland and open fields to the south and low density development to the west.	Hassocks station is located within walking distance of the site, a regular bus service operates nearby although pedestrian access to the site is substandard. The site is within walking distance of schools, local shops, health facilities and community and recreation facilities. WSCC Highways state the site is well located to services and facilities. The recreation facilities associated with the existing tennis court use would be lost through the development of the site - a significant negative impact. The site could accommodate 81 new dwellings, 24 of which would be classified as affordable dwellings, which would make a contribution of 19% of the demand for such housing in Hassocks.	The site is located within a Countryside Area of Development Restraint and partly within the South Downs AONB. Improvements to the sewerage infrastructure are likely to be required. No other significant environmental constraints, although gaining suitable vehicular access to the site would be problematic.	The Travel to work data has shown that a significant level of employment exists in Hassocks and Hurstpierpoint, although many of the existing residents commute to the employment centres of Burgess Hill, Haywards Heath and Brighton. Short-term employment opportunities would be created through the development of the site. As development of this site would result in the loss of the tennis and squash club there is likely to be a loss of current employment associated with this facility - a negative impact.	The development of the site would be partly within the AONB and therefore have a negative impact on the countryside objective. Improvements to sewerage infrastructure would be required and access to the site is unlikely to be practical. Developing this site would have mixed impacts on the social objectives. On the positive side the site is well located to the villages services, facilities, retail and public transport, on the negative side there would be a loss of an important recreation facility for the village.
Land at West Hoathly Station and Goods Yard, Sharpthorne (OMS82, referred to as ALT/19 following submission)	0.5ha site located to the north of Sharpthorne, comprising of former good yard and station. The site abuts the existing Bluebell Railway track bed and the West Hoathly brickworks to its east, Sharpthorne village to the south, and countryside to the west and north.	The site has few public transport options, with the nearest railway station being located in East Grinstead, 8.6 km away. Sharpthorne has very limited services and facilities. The nearest primary school is 1.8 km away, the nearest secondary school is 8.7 km away and the nearest medical centre is 7.8 km from the site. There is a local shop, village hall and sports field approximately 1.7 km from the site. Development of this site would result in at least 4 affordable dwellings being constructed, which would meet the demand for such housing in Sharpthorne.	The site is located within the High Weald AONB and for the most part, a Countryside Area of Development Restraint. WSCC state that developing this site will have an adverse impact on the local landscape. As the site is not well served by public transport and not well located to services, facilities and employment, development of the site may increase dependence on the car and the associated environmental problems this can bring. Possible archaeological interest on site.	Few employment opportunities exist locally, however East Grinstead, which is seen as an employment centre is located nearby (7.5 kilometres). Short-term employment opportunities would be created through the development of the site. No employment land or premises would be lost by developing this site for housing.	Sharpthorne is not well served by services, facilities and retail, hence if this site was allocated it would be likely to have negative impacts on some of the social objectives. Due to the AONB designation and the designated Countryside Area of Development Restraint this site would also have a negative impact on the countryside objective. Sustainable transport would not be encouraged to and from this site.

Site Name and Reference	Brief Site Details	Social Issues	Environmental and Natural Resources Issues	Economic Issues	SA/SEA Conclusion
Land at Burgess Hill Football Club, Leylands Park, Burgess Hill (BH06)	1.5ha site located to the north of Burgess Hill, characterised by a football ground and associated pavilion and outbuildings. The site abuts a wooded area to the north and east, dwellings to the south and an open field to the west.	Wivelsfield Station is within walking distance of the site (WSCC Highways state the site is accessible to a choice of modes of transport). The site is located within walking distance of a primary school, local shops and recreation facilities, however the nearest secondary school is 2 km away and the nearest doctors surgery is 1.5 km away. Development of this site would result in the loss of the football club (and as yet an alternative location has not been established), which is an important recreation/community facility. WSCC Highways state the site is, in part, well located to services and facilities. The site could accommodate 45 new dwellings, 15 of which would be classified as affordable dwellings, which would make a contribution of 2% to the demand for such housing in Burgess Hill.	The site is located within a Countryside Area of Development Restraint and is adjacent to two SNCI's - any development may impact on these SNCI's, particularly during the construction stage. Protected reptile and bat species have been recorded nearby the site. Improvements to the existing sewerage infrastructure would be required.	Burgess Hill has a good level of employment (as demonstrated by the travel to work data). Short-term employment opportunities could be created through the development of the site. As development of this site would result in the loss the football club there is likely to be a loss of current employment associated with this facility - a negative impact.	Developing this site would have mixed impacts on the social objectives. On the positive side the site is well located to community services, facilities, retail and public transport, on the negative side there would be a loss of an important recreation/leisure/community facility for the town, which also supports a certain amount of employment. Also on the negative side, there are existing problems with the sewerage infrastructure in the area; any further development would exacerbate this unless improvements are made. There is also a possible negative impact on the ecology of the area.
Pinelodge and Wellmead, London Road, Bolney (BK02, referred to as ALT/40 following submission)	1.7ha site located to the east of Bolney, characterised by a large dwellings set in extensive grounds, with mature trees on boundaries. The site abuts a caravan park to the north, woodland, and beyond that, the motorway to the east and low density dwellings to the south.	The site has few public transport options, with the nearest railway station being located in Haywards Heath, 8.7 km away. The site is within walking distance of a primary school, local shop and limited community facilities (further housing may help sustain these facilities), however the nearest secondary school and main shops are located in Haywards Heath, 8 km away. The site can therefore be considered to be not particularly accessible to a range of retail and community services and facilities. The site could accommodate 51 dwellings, 15 of which would be classed as affordable, which would almost meet the demand for such housing in Bolney.	The site is located within the High Weald AONB as well as a Countryside Area of Development Restraint. There are records of reptiles adjacent to the site. The site is limited with regard to access to public transport, a range of retail outlets and community services and facilities, hence there would be reliance on the use of a car and the associated environmental problems this brings. Improvements to the sewerage and drainage infrastructure would be required.	Few employment opportunities exist locally, however Haywards Heath, which is seen as an employment centre is located nearby (8 kilometres). Short term employment opportunities would be created through the development of the site. No employment land or premises would be lost by developing this site for housing.	Bolney contains very few community services and facilities (possible negative impact on social objectives) and employment, hence occupiers would be reliant on car travel - this would have a negative knock on effect to some of the environmental and natural resources objectives. Other negative impacts on the environment and natural resources objectives would be caused by the AONB location and the need for drainage and sewerage infrastructure improvements.

Site Name and Reference	Brief Site Details	Social Issues	Environmental and Natural Resources Issues	Economic Issues	SA/SEA Conclusion
Sandrocks, Rocky Lane, Haywards Heath (HH03)	2.16ha site located to the south of Haywards Heath, characterised by an office building set in large grounds (including mature trees and a pond) and associated car parking. The site abuts dwellings to its north but is otherwise surrounded by open fields (with farm buildings to the south east).	Haywards Heath Station and bus services are not particularly accessible to this site. Haywards Heath has a wide range of community services and facilities that could be accessed from this site, although the town centre is considered remote from this site. The site could accommodate 65 new dwellings, 19 of which would be classed as affordable housing, which would make a contribution of only 3% to the demand for such housing in the town.	The site is located outside the built up area boundary for Haywards Heath and within a Countryside Area of Development Restraint and a Strategic Gap. However as the site is already developed the effect on the local landscape would be minimal. The WSCC ecologist has identified features of ecological interest on or adjacent to the site, including legally protected species of reptiles and bats. Improvements between 2005 and 2010 are being undertaken and to the local sewerage infrastructure - these works will satisfy sewerage demands.	Haywards Heath has a good level of employment (as demonstrated by the travel to work data). Short term employment opportunities could be created through the development of the site. The site currently has an employment generating use associated with it, although at present the units on the site are vacant. It is stated that there is little or no demand for employment accommodation of this type.	Mixed impacts on the social objectives due to the site not having ease of access to public transport, but at the same time being located within a reasonable walking distance of community services and facilities and retail. Although development would result in the loss of employment land it would not involve the loss of any current businesses or jobs. Incursion into Strategic Gap, but minimal landscape impact.
Land south east of Hurstwood Lane, Haywards Heath (HH04)	0.93ha site located to the south of Haywards Heath. Site comprises part of the gardens of two dwellings – “Greylands” and “Braydells” and a paddock between. Site is well screened with mature trees and hedgerow.	The site is not particularly well located to public transport, with a limited bus service nearby. The site is located between 1.5km and 3km from the nearest primary and secondary school, town centre shops and community facilities. The site could accommodate up to 28 dwellings, 8 of which would be classed as affordable, which is a 2% contribution towards the need for such housing in the town.	The site is within a Countryside Area of Development Restraint. There is the potential for flooding problems on this site and there are also records of protected species, including bats and reptiles, in the area. The site is limited with regard to access to public transport, hence there would be reliance on the use of a car and the associated environmental problems this brings	Haywards Heath has a good level of employment (as demonstrated by the travel to work data) with there being more jobs than the current number of residents who work. Short term employment opportunities could be created through the development of the site. No employment land or premises would be lost by developing this site.	Negative impacts on several of the environmental objectives due to the issue of flood risk, possible ecological interest and the likely need to use unsustainable forms of transport to and from the site. On the social side, the site is reasonably well located to community services and facilities and retail.
Ivy Dene Industrial Estate, Ivy Dene Lane, Ashurst Wood (AD02)	1.2ha site, located to the north of Ashurst Wood, characterised by a large industrial building and associated car park. The site immediately abuts wooded areas and open fields, however beyond this to the east, south and west is low density development, whilst open fields extend to the north.	Whilst a bus service operates nearby, the nearest railway station is located in East Grinstead (WSCC Highways state the site is well located to a choice of modes of transport). The site is within walking distance of a primary school, local shop, and community and recreation facilities. The nearest secondary school, a wider range of shops and health facilities are located between 2 and 4 km away in East Grinstead. The site could accommodate 36 new dwellings including 11 affordable dwellings that would be classified as affordable dwellings that would contribute 45% to the demand for such in Ashurst Wood.	The site lies within the High Weald AONB and a Countryside Area of Development Restraint. The existing use is well screened from the surrounding landscape; higher density housing may impact on the landscape. Protected species have been recorded in the area (bats, dormice and reptiles) and there would also be a possible loss of scrub woodland if the site were developed. The site is limited with regard to access to a range of retail facilities and community services, hence there may be reliance on the use of a car and the associated environmental problems this brings.	Few employment opportunities exist locally, however East Grinstead, which is seen as an employment centre, is located nearby (2 kilometres). Short term employment opportunities would be created through the development of the site. However, development of this site for housing would result in the loss of a number of current employment premises - a significant negative impact. There is also no evidence to suggest that the site is available for redevelopment for housing.	The development of the site would have an adverse impact on the countryside objective due to its AONB location. Development could also result in the loss of several trees and impact on protected species. This would create negative impacts on certain environmental objectives. Due to the loss of the current commercial and industrial premises, which supports a significant amount of employment, there would be a negative impact on the economic objectives. Due to the site having reasonable access on local services and facilities as well as public transport it would have some positive impacts on social objectives.

Site Name and Reference	Brief Site Details	Social Issues	Environmental and Natural Resources Issues	Economic Issues	SA/SEA Conclusion
<b>Urban Potential Study Sites:</b> Mid Sussex District Council, Oaklands Roads, Haywards Heath (HH/B/4)	1.8 ha site located within the built up area of Haywards Heath, characterised by the offices of Mid Sussex District Council and associated car parks and green spaces. The site abuts low density residential properties to the south and west, the library and Haywards Heath Town Hall to the east and a mix of office units and dwellings to the north.	The site is within 10 minutes walk of the train station and regular bus services. The site is within walking distance of schools, a wide range of shops, community facilities and a doctor's surgery and many other community facilities. It therefore has excellent access to services and facilities. The site could accommodate 180 new dwellings, 54 of which would be classified as affordable dwellings, which would contribute 9% to the demand for such dwellings in Haywards Heath.	The site lies within the existing built up area and therefore development would not impact on the countryside. The Muster Green Conservation Area is located to the south of the site - development on this site may impact upon its character especially during the construction stage. Sustainable forms of transport would be encouraged to/from this site, thereby reducing dependence on the car and the associated environmental problems this can bring. Improvements to sewerage infrastructure would be required. There is a listed building to the south of the site that may have its setting impacted upon.	The site location allows for ease of access to employment, as it is located within close proximity to the many jobs within the town centre. Short term employment would be created through the development of the site. If the Council offices cannot be relocated then this site would not be developed.	Excellent location with regard to community services, facilities, retail, public transport and employment opportunities, hence the site would have a positive impact on several of the social objectives. Development may impact on the adjacent Conservation Area and Listed Building. Improvements to sewerage infrastructure would be required. Development of this site would require relocation of the Council offices.
Station Goods Yard, Hassocks (HA/5)	1.19ha site (0.6ha developable, assuming that half the site remains in commercial use), located close to the centre of Hassocks, characterised by a goods yard currently occupied by an ad hoc arrangement of buildings that are home to a variety of commercial/industrial units including a successful builders yard at the southern end. Some units lie derelict. The site abuts the railway line to its east, open countryside to its south, the railway station to its north and dwellings to its west.	Hassocks station is located within a short walking distance of the site. The site is within a short walking distance of schools, local shops, health facilities and community and recreation facilities. The site could accommodate 70 new dwellings, 21 of which would be classified as affordable dwellings, which would contribute 17% to the demand for such housing on Hassocks.	The site lies within the existing built up area and therefore development would not impact on the countryside. Sustainable forms of transport would be encouraged to/from this site, thereby reducing dependence on the car and the associated environmental problems this can bring. Improvements to sewerage infrastructure may be required. Possible impact on trees covered by Tree Preservation Orders. Redevelopment of this site for housing may have a positive impact on the local townscape.	The Travel to work data has shown that a significant level of employment exists in Hassocks, although many of the existing residents commute to the employment centres of Burgess Hill, Haywards Heath and Brighton. Short term employment opportunities would be created through the development of the site. The development of the site would result in the loss of current commercial/industrial units, although several of these are currently empty and derelict.	Excellent location with regard to community services, facilities, retail, public transport and employment opportunities, hence the site would generally have a positive impact on the social objectives. Due to the loss of the current commercial and industrial premises, which supports a significant amount of employment, there would be a negative impact on the economic objectives.

Site Name and Reference	Brief Site Details	Social Issues	Environmental and Natural Resources Issues	Economic Issues	SA/SEA Conclusion
Haywards Heath Football Club, Allen Road, Haywards Heath (HH/C/4)	1.8ha site located within the built up area of Haywards Heath, characterised by a football pitch, grandstand, changing rooms and a car park. The site abuts open space to its south but is otherwise surrounded by medium density residential development.	Haywards Heath Station is within walking distance of the site and bus services operate nearby (WSCC Highways state the site is accessible by a choice of modes of transport). The site is located within 20 minutes walking distance of a primary and secondary school, a range of shops and doctors. Development of this site would result in the loss of the football club (and as yet an alternative location has not been established), which is seen as an important recreation/ community facility for the town. The site could accommodate 80 new dwellings, 24 of which would be classified as affordable dwellings, which would contribute 4% to the demand for such dwellings in Haywards Heath.	The site lies within the existing built up area and therefore development would not impact on the countryside. Sustainable forms of transport would be encouraged to/from this site, thereby reducing dependence on the car and the associated environmental problems this can bring. Improvements to sewerage infrastructure would be required. Due to the adjacent watercourse there is a possible risk of flooding to this site.	The sites location allows ease of access to employment opportunities located in Haywards Heath. Short term employment opportunities would be created through the development of the site. Development of this site for housing would result in the loss of facilities that currently support a certain amount of employment - a negative impact.	The site is well connected to public transport, local services and facilities - this should impact positively on most of the social objectives. However, development of this site would result in the loss of an important recreation/community facility, which in turn would have a negative impact on the recreation and leisure objective and possible economic objectives. Possible risk of flooding and required improvements to the sewerage infrastructure would impact negatively on certain environment and natural resources objectives.
Land to the rear of The Parade, London Road, East Grinstead (EG/A/2)	0.8ha site located within the built up area of East Grinstead, characterised by car showrooms, workshops and associated outbuildings and an office/light industrial building. The site abuts mainly residential developments to its north and west, an Industrial Estate to the south and a row of shops immediately adjacent to the site northwards.	Bus services operate nearby the site and East Grinstead station is located 2 km away (WSCC Highways state the site is not accessible to a choice of modes of transport). The site is within walking distance of local shops (70 metres), but higher order services and facilities are located in the town centre (2km away). WSCC state the site is not well located to services and facilities. The site could accommodate 40 new dwellings, 12 of which would be classified as affordable dwellings, which would make a contribution of only 2% to the demand for such dwellings in East Grinstead.	The site lies within the existing built up area and therefore development would not impact on the countryside. The site is limited with regard to access to public transport, a range of retail outlets and community services and facilities, hence there would be reliance on the use of a car and the associated environmental problems this brings. Improvements to the sewerage infrastructure would be required.	East Grinstead has a good level of employment (as demonstrated by the travel to work data). Short term employment opportunities could be created through the development of the site. However, development of this site for housing would result in the loss of a number of current employment premises - a significant negative impact.	The site is not particularly well located to community services and facilities, public transport and a range of retail facilities. Due to the loss of the current commercial and industrial premises, which supports a significant amount of employment, there would be a negative impact on the economic objectives. The site has very few environmental constraints.

Site Name and Reference	Brief Site Details	Social Issues	Environmental and Natural Resources Issues	Economic Issues	SA/SEA Conclusion
Charlwoods Industrial Estate, Charlwoods Road, East Grinstead (EG/B/1)	5.67ha site located within the built up area of East Grinstead, characterised by an industrial estate consisting of a variety of one and two storey commercial units and associated offices, including some vacant buildings. The site abuts the railway line to its east but is otherwise surrounded by predominantly residential development.	East Grinstead Station is within walking distance of the site and bus services operate nearby (WSCC Highways state the site is accessible by a choice of modes of transport). The site is located within a short walking distance of a primary and secondary school, a range of shops (the town centre) and a doctor's surgery. The site could accommodate 227 new dwellings, however if existing occupiers are unwilling to be relocated it is considered that 150 dwellings represents a more realistic prediction. If that number was accommodated, the development could include 45 affordable dwellings, which would contribute 8% to the demand for such dwellings in East Grinstead.	The site lies within the existing built up area and therefore development would not impact on the countryside. Improvements to the sewerage infrastructure would be required. Sustainable forms of transport would be encouraged to/from this site, thereby reducing dependence on the car and the associated environmental problems this can bring.	East Grinstead has a good level of employment (as demonstrated by the travel to work data). Short term employment opportunities could be created through the development of the site. Several of the existing units on this site are vacant and a proving difficult to let, so if redeveloped there would not be a loss of jobs, although there would be a loss of employment floor space. Any units that currently support businesses that are lost would be relocated to a more appropriate location.	The site is well connected to public transport, local services and facilities - this should impact positively on most of the social objectives. Development of this site may have a negative impact on the economic objectives in the short term, but this impact may be positive in the long term. The site has very few environmental constraints.
Park House, Coghurst and Bramber, East Grinstead (part of EG/B/3)	Site located within the built up area of East Grinstead, characterised by three large detached dwellings in residential use. The site abuts St. Mary's Church and school to its north and dwellings to its east, south and west.	East Grinstead Station is within walking distance of the site and bus services operate nearby (WSCC Highways state the site is accessible by a choice of modes of transport). The site is located within a short walking distance of a primary and secondary school, a range of shops (the town centre) and doctors. Development of this site could possibly accommodate 40 residential units, 12 of which would be classed as affordable - a 4% contribution towards the demand for such housing in East Grinstead.	The site lies within the existing built up area and therefore development would not impact on the countryside. Sustainable forms of transport would be encouraged to/from this site, thereby reducing dependence on the car and the associated environmental problems this can bring. Improvements to sewerage infrastructure may be required. There are trees on the sites that are covered by TPO's - development of this site for housing may result in the loss of these trees.	East Grinstead has a good level of employment (as demonstrated by the travel to work data), much of which is within a short distance from this site. Short term employment opportunities could be created through the development of the site. No employment land or premises would be lost by developing this site.	Excellent location with regard to community services, facilities, retail, public transport and employment opportunities, hence the site would have a positive impact on several of the social and economic objectives. Possible loss of the trees covered by TPO's would have a negative environmental impact. Improvements to the sewerage infrastructure would be required.

Site Name and Reference	Brief Site Details	Social Issues	Environmental and Natural Resources Issues	Economic Issues	SA/SEA Conclusion
Lands at Brooklands Park, Orchard Way, East Grinstead (EG/E/6)	0.88ha site located within the built up area of East Grinstead, characterised by former swimming pool building and ancillary outbuilding, grassed open space, car parking area and an area of dense woodland to the northwest of the site (this has been excluded from the developable area). Brooklands Park is to the west of the site, a cemetery is to the southeast and predominantly residential development is to the north and south.	East Grinstead Station is within walking distance of the site and bus services operate nearby (WSCC Highways state the site is accessible by a choice of modes of transport). The site is located within a short walking distance of a primary and secondary school, a range of shops (the town centre) and doctors. Land that is allocated as informal public open space would be lost - a negative impact. The site could accommodate 50 new dwellings, 15 of which would be classified as affordable dwellings, which would contribute 3% to the demand for such dwellings in East Grinstead.	The site lies within the existing built up area and therefore development would not impact on the countryside. Sustainable forms of transport would be encouraged to/from this site, thereby reducing dependence on the car and the associated environmental problems this can bring. Improvements to sewerage infrastructure would be required. Legally protected bats and reptiles have been recorded in the locality and development may adversely impact the area of woodland. Due to the adjacent watercourse there is a possible risk of flooding to this site.	East Grinstead has a good level of employment (as demonstrated by the travel to work data), much of which is within a short distance from this site. Short term employment opportunities could be created through the development of the site. No current employment land or premises would be lost by developing this site.	Excellent location with regard to community services, facilities, retail, public transport and employment opportunities, hence the site would generally have a positive impact on several of the social and economic objectives. However, due to the loss of the public open space there would be a negative impact on the recreation and leisure objective. Possible risk of flooding, impact on woodland and required improvements to the sewerage infrastructure would impact negatively on certain environment and natural resources objectives.
Covers Timber/Builders Merchants, 107 Fairfield Road, Burgess Hill (BH/A/1)	0.36ha site located within the built up area of Burgess Hill, characterised by several large outbuildings associated with a timber and builders merchants. The site abuts residential dwellings on all sides.	Burgess Hill Station is located within 15 minutes walking distance of the site and regular bus services operate nearby. The site is located within 15 minutes walking distance of local shops, schools, community and recreation facilities, a medical centre and the town centre. It therefore has excellent access to services and facilities (WSCC state the site is well located in relation to services and facilities). The site could accommodate 18 new dwellings, 5 of which would be classified as affordable dwellings, which would contribute less than 1% to the demand for such dwellings in Burgess Hill.	The site lies within the existing built up area and therefore development would not impact on the countryside. Sustainable forms of transport would be encouraged to/from this site, thereby reducing dependence on the car and the associated environmental problems this can bring. Possible remediation of contaminants would be required; otherwise the site has very few environmental constraints. It is felt that by redeveloping this site for housing will improve the quality of the local residential area, which is currently affected by deliveries to and from the site and the hours of activity.	Burgess Hill has a good level of employment (as demonstrated by the travel to work data). Short term employment opportunities could be created through the development of the site. However, development of this site for housing would result in the loss of current employment premises, unless it is relocated to a more appropriate site in the locality. If it is relocated to a more appropriate site it may facilitate expansion of the business.	Excellent location with regard to community services, facilities, retail, public transport and employment opportunities, hence the site would generally have a positive impact on the social objectives. Generally positive impacts on the environment and natural resources objectives. Development of this site may have a negative impact on the economic objectives in the short term, but this impact may be positive in the long term.

Site Name and Reference	Brief Site Details	Social Issues	Environmental and Natural Resources Issues	Economic Issues	SA/SEA Conclusion
Gas Holders Station, Leylands Road, Burgess Hill (BH/B/1)	0.83ha site located within the built up area of Burgess Hill, characterised by a gas holding facility. An application to continue storage of hazardous substances approved in 2000 (00/795/HAZ) but there is a question mark over the long term demand/requirement for this station. The site abuts medium density dwellings on all sides.	Burgess Hill Station is located within 15 minutes walking distance of the site and regular bus services operate nearby. The site is located within 15 minutes walking distance of local shops, schools, community and recreation facilities, a medical centre and the town centre. It therefore has excellent access to services and facilities (WSCC state the site is well located in relation to services and facilities). The site could accommodate at least 33 new dwellings, 9 of which would be classified as affordable dwellings, which would contribute only 1% to the demand for such dwellings in Burgess Hill.	The site lies within the existing built up area and therefore development would not impact on the countryside. Sustainable forms of transport would be encouraged to/from this site, thereby reducing dependence on the car and the associated environmental problems this can bring. Development of this site would improve the townscape in this area as the gas holder is generally seen as blight on the area. Protected species have been recorded nearby the site. Possible remediation of contaminants would be required.	Burgess Hill has a good level of employment (as demonstrated by the travel to work data). Short term employment opportunities could be created through the development of the site. No employment land or premises would be lost by developing this site.	Excellent location with regard to community services, facilities, retail, public transport and employment opportunities, hence the site would generally have a positive impact on the social objectives. Generally positive impacts on the environment and natural resources objectives.
Land at Former Sewage Works, Fairbridge Way, Burgess Hill (BH/B/5, referred to as ALT/43 and ALT/43A following submission)	12ha site located on the northern edge of Burgess Hill, characterised by previously used sewage treatment works, a variety of associated disused buildings and a gypsy settlement in the north-western section of the site. The site abuts open countryside and farmland to its north and a mix of commercial uses including Sheddingdean Business Centre and a waste transfer station to its south, beyond which lies medium density dwellings. River Adur is located to the west and two Local Plan allocations are located to the south east (BH19 - Playing Fields, and BH6 - Residential, 50 dwellings).	Wivelsfield Station is within walking distance of the site (WSCC Highways state the site is accessible to a choice of modes of transport). The site is located within walking distance of a primary school, local shops and recreation facilities, however the nearest secondary school is 1.75 km away and the nearest doctor's surgery is 1.7 km away. WSCC Highways state the site is well located to services and facilities. The site could accommodate 200 new dwellings, 60 of which would be classified as affordable dwellings, which would contribute 9% to the demand for such dwellings in Burgess Hill. Development of this site for housing would require the current gypsy settlement to relocate to the allocated replacement facility at Freaks Farm.	The site is located just within the built up area boundary of Burgess Hill and adjacent to the Burgess Hill - Haywards Heath Strategic Gap. Remediation of previous contaminants would be required. There are a number of trees that are covered by Tree Preservation Orders in the southwest corner of the site. Possible ecological interest on site. Development of this site for housing may improve the local landscape and townscape. Improvements to the sewerage infrastructure required.	Burgess Hill has a good level of employment (as demonstrated by the travel to work data). Short term employment opportunities would be created through the development of the site. Employment land or premises will not be lost, however land allocated for business development would be lost (although this land has been allocated for several years and has not been taken up, therefore indicating a lack of need for employment floor space in this location).	The site is well connected to local services and facilities and reasonably well connected to the town centre - this should impact positively on social objectives. There is a possible negative impact on the ecology of the area. Loss of an employment allocation and improvements to the sewerage infrastructure required.

Site Name and Reference	Brief Site Details	Social Issues	Environmental and Natural Resources Issues	Economic Issues	SA/SEA Conclusion
Intech House, 44-46 Junction Road, Burgess Hill (BH/D/2)	0.23 site located within the built up area of Burgess Hill, characterised by a factory (Intech) and associated outbuildings and car park. The site abuts the back gardens of residential dwellings whilst some commercial buildings and workshops are located to the north.	Burgess Hill Station is located within 15 minutes walking distance of the site and regular bus services operate nearby. The site is located within 15 minutes walking distance of local shops, schools, community and recreation facilities, a medical centre and the town centre. It therefore has excellent access to services and facilities (WSCC state the site is well located in relation to services and facilities). The site could accommodate 17 new dwellings, 5 of which would be classified as affordable dwellings, which would contribute less than 1% to the demand for such housing in Burgess Hill.	The site lies within the existing built up area and therefore development would not impact on the countryside. Sustainable forms of transport would be encouraged to/from this site, thereby reducing dependence on the car and the associated environmental problems this can bring. Improvements to sewerage infrastructure may be required.	Burgess Hill has a good level of employment (as demonstrated by the travel to work data). Short term employment opportunities could be created through the development of the site. However, development of this site for housing would result in the loss of current employment premises - a significant negative impact.	Excellent location with regard to community services, facilities, retail, public transport and employment opportunities, hence the site would generally have a positive impact on the social objectives. Generally little impact on the environmental objectives. Significant negative economic impact due to the loss of the current commercial premises and the employment that it supports.
Land rear of Starlings and Merryfield, Keymer Road, Burgess Hill (BH/D/3)	0.57ha site (0.35ha developable, allowing for retention of most of the trees), located within the built up area of Burgess Hill, characterised by the end of four large rear gardens associated with substantial properties that front Keymer Road. The gardens slope east to west before falling away sharply to the west. Although the centre of the site is generally lawn, a large number of mature trees and thick hedgerows lie along its boundaries, particularly to the west.	Burgess Hill Station is located within 15 minutes walking distance of the site and regular bus services operate nearby. The site is located within 15 minutes walking distance of local shops, schools, community and recreation facilities, a medical centre and the town centre. It therefore has excellent access to services and facilities. The site could accommodate 20 new dwellings, 6 of which would be classified as affordable dwellings, which would contribute less than 1% to the demand for such housing in Burgess Hill.	The site lies within the existing built up area and therefore development would not impact on the countryside. Sustainable forms of transport would be encouraged to/from this site, thereby reducing dependence on the car and the associated environmental problems this can bring. Possible impact on the trees covered by Tree Preservation Orders on the site and possible impact on the nearby Conservation Areas. Due to the sites gradient there may be problems with drainage on the site that could place nearby properties at greater risk of flooding.	Burgess Hill has a good level of employment (as demonstrated by the travel to work data). Short term employment opportunities could be created through the development of the site. No employment land or premises would be lost by developing this site.	Excellent location with regard to community services, facilities, retail, public transport and employment opportunities, hence the site would generally have a positive impact on the social and economic objectives. Possible impact on the TPO's and drainage problems caused by the gradient of the site will have some negative impacts on environmental objectives.

Site Name and Reference	Brief Site Details	Social Issues	Environmental and Natural Resources Issues	Economic Issues	SA/SEA Conclusion
Wilmington Lodge and Beech House, Orchard Lane, Hassocks (HA/2)	0.48ha site located within the built up area of Hassocks, characterised by two large detached residential properties set within substantial, relatively flat grounds. Several trees are located along the frontage of the site. The site abuts the Parish Centre and Village Hall to its east, detached residential dwellings to its north and west and residential properties, including two flatted developments lie to the south of site, opposite Keymer Road.	Hassocks station is located within walking distance of the site. The site is within walking distance of schools, local shops, health facilities and community and recreation facilities (WSCC Highways state the site is well located to services and facilities). The site could accommodate 15 new dwellings, 4 of which would be classified as affordable dwellings, which would contribute less than 3% to the demand for such housing on Hassocks.	The site lies within the existing built up area and therefore development would not impact on the countryside. Sustainable forms of transport would be encouraged to/from this site, thereby reducing dependence on the car and the associated environmental problems this can bring. WSCC ecologist has noted protected species on the site. A safe/practicable point of access onto Keymer Road is achievable but this would require the removal of trees and vegetation. Many of these trees are covered by TPO's. Improvements to the sewerage infrastructure may be required.	The Travel to Work data has shown that a significant level of employment exists in Hassocks, although many of the existing residents commute to the employment centres of Burgess Hill, Haywards Heath and Brighton. Short term employment opportunities would be created through the development of the site. No employment land or premises would be lost by developing the site.	Excellent location with regard to community services, facilities, retail, public transport and employment opportunities, hence the site would generally have a positive impact on the social and economic objectives. Negative environmental impacts due to the possible loss of trees covered by TPO's (in order to gain adequate access to the site) and the possible ecological interest on site. Possible improvements to sewerage infrastructure required.

The previously developed sites that were appraised in table 8 above are given their district location in relation to certain environmental constraints on the maps in Appendix C. The district has been split into three areas, north, central and south, to enable a more detailed map to be produced.

- 6.38 Through the individual site appraisals that had been undertaken on the range of previously developed sites, in table 8 on the previous pages, it was apparent that some of these sites merited consideration for allocating as a housing site. Therefore the appraisal process recommended that sites such as BH/B/1, BH/A/1 and HA/5 as sustainable sites for housing.
- 6.39 Through the Sustainability Appraisal of the previously developed sites, those sites that if developed for housing would result in the loss of a current recreation, leisure, employment or community facility were not recommended as a potential housing allocation. The exception to this was where it was demonstrated that the facility lost would be replaced and that this replacement facility was deliverable prior to housing development taking place. Such sites included BH/D/2, EG/E/6, BH06, OMS67 and OMS11.
- 6.40 For all sites that the District Council had appraised during the stages leading to submission (greenfield and previously developed sites) a summary of these appraisals, which are detailed in tables 6, 7 and 8, in terms of the potential impacts of each allocation on each sustainability objective was prepared. This was made available for the Examination in Public for the housing document (ref: CDMS56). This table, which is presented on the following pages of this report, used a number of symbols, a key to which is presented below:

**PP:** The impact of this option for housing on the sustainability objective will be a significant positive impact.

**P:** The effect this option for housing will have on the sustainability objective is likely to be positive, although this is not certain, or; the impact of the option on the sustainability objective will be a positive impact, but not significant.

**P?:** Although the option for housing will not have a direct positive impact on the objective, coupled with other factors it will have an indirect or secondary positive impact.

**0:** The option for housing will have no impact on the sustainability objective, or; the option will have both positive and negative impacts on the objective that will cancel each other out thereby resulting in a neutral impact.

**N?:** Although the option for housing will not have a direct negative impact on the objective, coupled with other factors it will have an indirect or secondary negative impact.

**N:** The effect this option for housing will have on the sustainability objective is likely to be negative, although this is not certain, or; the impact of the option on the sustainability objective will be a negative impact, but not significant.

**NN:** The impact of this option for housing on the sustainability objective will be a significant negative impact.

Site ref.	Site name	Sustainability Objectives																		
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
AE01	Land at Houlders, Henfield Road, Albourne	P	PP	0	0	0	NN	NN	N?	N?	P	N	NN	0	P?	0	0	N	PP	0
AE02	Hazeldens Nursery, Church Road, Albourne	PP	PP	N	0	0	NN	NN	N?	N?	N	N	NN	0	P?	N	0	N	PP	0
BH04	Land east of Coopers Close, Burgess Hill	P	PP	0	P?	0	0	NN	0	P?	N	P	PP	0	P?	N	0	P	PP	0
HA02	Tates Nursery, Brighton Road, Hassocks	PP	NN	P	P?	0	0	NN	0	N	P	NN	0	0	P?	N	0	NN	NN	0
HP01A	Land south of Furzeland Way, Sayers Common	PP	PP	0	0	0	NN	NN	N?	N?	N	N	NN	0	P?	N	0	N	PP	0
HP01B	Land south of Furzeland Way, Sayers Common	PP	PP	0	0	0	NN	NN	N?	N?	N	N	NN	0	P?	N	0	N	PP	0
HP03	Land adjacent to 149 College Lane, Hurstpierpoint	PP	PP	N	0	0	N	NN	N?	N?	N	NN	NN	0	P?	N	0	N	PP	0
HP06A	Land to rear of 78 Wickham Hill, Hurstpierpoint	PP	PP	PP	P?	0	PP	NN	0	P?	P	NN	PP	0	P?	N	0	P	PP	0
HP06B	Land to rear of 78 Wickham Hill, Hurstpierpoint	PP	PP	PP	P?	0	PP	NN	0	P?	P	NN	PP	0	P?	N	0	P	PP	0
HP08	Land east of College Lane, Hurstpierpoint	P	PP	P	0	0	PP	NN	0	P?	N	NN	PP	0	P?	N	0	P	PP	0
HP11	Land at Geerings Nursery, Brighton Road, Hurstpierpoint	PP	PP	P	0	0	NN	NN	N?	N?	N	NN	NN	0	P?	N	0	N	PP	0
HP12	Land at White Oaks, London Road, Sayers Common	P	N	0	0	0	NN	NN	N?	N	N	N	NN	0	P?	N	0	N	PP	0
BA03	Barn Meadow, Haywards Heath Road, Balcombe	P	PP	P	0	0	0	NN	0	N?	N	NN	N	0	P?	0	0	0	PP	0
BA05	Land opposite Balcombe Garage, London Road, Balcombe	P	PP	PP	0	0	0	NN	0	0	0	NN	N	0	P?	0	0	0	PP	0
CD02	Land at The Forge, Cuckfield Road, Staplefield	PP	NN	0	0	0	NN	NN	N?	NN	P	NN	NN	0	P?	0	0	N	PP	0
CU01B	Land off Pollestub Lane, Cuckfield	PP	PP	PP	P?	0	PP	NN	0	P?	N	N	PP	0	P?	N	0	P	PP	0
CU02A	Land off Manor Drive, Cuckfield	PP	NN	P	P?	0	PP	NN	0	N	N	N	0	0	P?	N	0	P	PP	0
CU02B	Land north of Tower House Close, Cuckfield	PP	NN	P	P?	0	PP	NN	0	N	N	N	0	0	P?	N	0	P	PP	0
CU05	Crouchlands Farm, Cuckfield	PP	PP	P	P?	0	PP	NN	0	0	N	NN	0	0	P?	N	0	P	PP	0
HH02	Land adjacent to Penland Farm, Haywards Heath	PP	PP	P	P?	0	PP	NN	0	0	N	NN	N	0	P?	N	0	P	PP	0
HK02	Land between Sugar Lane and Keysford Lane, Horsted Keynes	PP	PP	N	0	0	N	NN	N?	N?	N	NN	NN	0	P?	0	0	N	PP	0
HK03	Constance Wood Recreation Ground, Hamsland, Horsted Keynes	PP	PP	N	0	0	NN	NN	N?	N?	P	NN	NN	0	P?	0	0	N	PP	0
WP01	Land at Drivers Wood, Copthorne Road, Copthorne	PP	PP	N	0	0	N	NN	N?	N?	N	NN	NN	0	P?	N	0	0	PP	0
GF/1	Land rear of 240 - 254 Holtye Road, East Grinstead	PP	PP	PP	P?	0	0	NN	N?	0	N	N	N/0	0	P?	0	0	P	PP	0
GF/2	Land south of Copthorne Road, Felbridge, East Grinstead	PP	PP	0	P?	0	0	NN	N?	0	N	N	N	0	P?	0	0	P	PP	0
GF/3	Land adjacent to Moatfield Surgery, St Michaels Road, East Grinstead	PP	PP	PP	P?	0	PP	NN	0	P?	N	0	PP	0	P?	N	0	P	PP	0
GF/4	Land south of St Stephens Church, Hamsland, Horsted Keynes	PP	PP	0	0	0	N	NN	N?	N?	N	NN	NN	0	P?	0	0	N	PP	0
GF/5	Glebe Farm, Haywards Heath Road, Balcombe	P	PP	P	0	0	0	NN	0	N	N	NN	N	0	P?	0	0	N	N	0
GF/6	Land at Bylanes Close, Cuckfield	PP	PP	P	P?	0	PP	NN	0	0	N	NN	N	0	P?	N	0	P	PP	0
GF/7	Land rear of Newton Road, Lindfield	PP	NN	PP	P?	0	PP	NN	0	N	N	N	0	0	P?	N	0	P	PP	0
GF/8	Land at Gravelye Lane / Lyoth Lane, Lindfield	PP	PP	PP	P?	0	PP	NN	0	P?	P	NN	PP	0	P?	0	0	P	PP	0
GF/9	Land north of Faulkners Way, Burgess Hill	PP	PP	PP	P?	0	0	NN	0	P?	N	N	PP	0	P?	0	0	P	PP	0
GF/10	Land at Manor Road, Burgess Hill	PP	N	0	P?	0	PP	NN	0	P?	P	N	0	0	P?	N	0	P	PP	0

Site ref.	Site name	Sustainability Objectives																		
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
GF/11	Folders Meadow, Folders Lane, Burgess Hill	PP	P	PP	P?	0	PP	NN	0	P?	N	0	0	0	P?	N	0	P	PP	0
GF/12	Field rear of Stafford House, Keymer Road, Hassocks	PP	PP	PP	P?	0	N	NN	0	P?	N	0	0	0	P?	N	0	P	PP	0
GF/13	Land west of Mackie Avenue, Hassocks	PP	PP	PP	P?	0	PP	NN	0	P?	P	N	0	0	P?	N	0	P	PP	0
PD/11	Keymer Tiles, Cants Lane, Burgess Hill	PP	N	PP	P?	0	PP	NN	0	N?	NN	PP	0	0	P?	N	0	P	PP	0
OMS2	Land at Ashplatts House, East Grinstead	PP	PP	0	0	0	0	NN	N?	0	N	N	N	0	P?	N	0	P	PP	0
OMS9	Land adjacent to Acacia Cottage, Crawley Down Road, Felbridge	PP	PP	0	P?	0	0	NN	N?	0	N	NN	N	0	P?	N	0	P	PP	0
OMS13	Dunnings Mill, Dunnings Road, East Grinstead	PP	NN	PP	P?	0	NN	NN	0	N	N	NN	0	0	P?	N	0	P	PP	0
OMS15	Land south of Sunte House, Haywards Heath	PP	PP	P	P?	0	PP	NN	0	P?	N	NN	0	0	P?	N	0	P	PP	0
OMS27	Eldridge Caravan Park, Valebridge Road, Burgess Hill	PP	PP	PP	0	0	0	NN	0	0	N	NN	0	0	P?	N	0	P	PP	0
OMS31	Land south of Lodgelands/ College Road, Ardingly	PP	N	N	0	0	0	NN	N?	N	N	NN	NN	0	P?	N	0	0	PP	0
OMS32	Land between Lodgelands and Standgrove Place, College Road Ardingly	PP	N	N	0	0	0	NN	N?	N	N	NN	NN	0	P?	N	0	0	PP	0
OMS33	Butchers Field, Street Lane, Ardingly	PP	N	0	0	0	0	NN	N?	N	N	NN	NN	0	P?	N	0	0	PP	0
OMS39	Land at the Rectory, Haywards Heath Road, Balcombe	P	PP	PP	0	0	0	NN	0	0	N	NN	N	0	P?	0	0	0	PP	0
OMS40	Vintens Nursery, Oldlands Avenue, Balcombe	PP	PP	PP	0	0	0	NN	0	0	NN	NN	N	0	P?	0	0	0	PP	0
OMS41	Land opposite Balcombe Garage, London Road, Balcombe	P	PP	PP	0	0	0	NN	0	0	0	NN	N	0	P?	0	0	0	PP	0
OMS43	Land north of Balcombe School, London Road, Balcombe	PP	PP	P	0	0	N	NN	0	0	N	NN	N	0	P?	N	0	0	PP	0
OMS45	Copthorne Golf Club, Copthorne Road, Copthorne	PP	N	PP	0	0	NN	NN	N?	N	NN	NN	NN	0	P?	N	0	0	PP	0
OMS50	Crawley Down Nurseries, Turners Hill Road, Crawley Down	PP	PP	P	0	0	NN	NN	N?	N	N	NN	NN	0	P?	N	0	0	PP	0
OMS53	Land south of Grange Road, Crawley Down	PP	PP	PP	0	0	0	NN	N?	N	P	NN	NN	0	P?	N	0	0	PP	0
OMS54	Land to rear of Chatfield Road, Cuckfield	PP	PP	PP	P?	0	PP	NN	0	P?	P	NN	N	0	P?	0	0	P	PP	0
OMS55	Land north of Tower House Close, Cuckfield	PP	NN	P	P?	0	PP	NN	0	N	N	NN	0	0	P?	N	0	P	PP	0
OMS57	Land at Laystones, Brook Street, Cuckfield	P	PP	P	0	0	N	NN	N?	N?	N	NN	NN	0	P?	0	0	P	PP	0
OMS62	Land west of Kemps, Hurstpierpoint	PP	PP	PP	0	0	PP	NN	0	P?	N	N	0	0	P?	N	0	P	PP	0
OMS63	Land at Highfield Drive, Hurstpierpoint	PP	PP	P	0	0	PP	NN	N?	0	N	NN	NN	0	P?	N	0	P	PP	0
OMS65	Chalkers Lane, Hurstpierpoint	PP	PP	N	0	0	N	NN	N?	N?	N	NN	NN	0	P?	N	0	0	PP	0
OMS68	Pattendens Nursery, The Crescent, Keymer	PP	NN	PP	P?	0	PP	NN	0	N	N	NN	0	0	P?	N	0	P	PP	0
OMS69	Land west of Brighton Road, Hassocks	PP	PP	P	P?	0	0	NN	0	0	N	NN	0	0	P?	N	0	P	PP	0
OMS72	Land north of Black Swan Close, Pease Pottage	PP	PP	0	N?	0	NN	NN	N?	N	N	NN	N	0	P?	N	0	0	PP	0
OMS73	Pease Pottage Nurseries, Brighton Road, Pease Pottage	PP	PP	N	N?	0	NN	NN	N?	N	N	NN	NN	0	P?	N	0	0	PP	0
OMS77	Land south of Furzeland Way, Sayers Common	PP	NN	0	0	0	NN	NN	N?	NN	N	N	NN	0	P?	N	0	N	PP	0
OMS78	Land to rear of Aymers, London Road, Sayers Common	P	N	0	0	0	NN	NN	N?	NN	N	N	NN	0	P?	N	0	N	PP	0
OMS80	Anchor Wood, Scaynes Hill	PP	PP	0	0	0	P	NN	N?	N	NN	N	NN	0	P?	N	0	P	PP	0

Site ref.	Site name	Sustainability Objectives																		
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
	<b>Post Preferred Options sites</b>																			
OMS1	Land to south of Old Convent, East Grinstead	PP	PP	PP	P?	0	PP	NN	0	P?	0	0	PP	0	P?	N	0	P	PP	0
OMS3	Worsted Farm, East Grinstead	PP	PP	P	P?	0	P	NN	N?	N	N	NN	NN	0	P?	0	0	P	PP	0
OMS4	Felbridge Nurseries, Felbridge Road, Felbridge	PP	PP	0	P?	0	0	NN	N?	0	0	NN	N	0	P?	N	0	NN	NN	0
OMS8	Land south of Crawley Down Road, East Grinstead	PP	PP	0	P?	0	0	NN	N?	0	0	NN	N	0	P?	0	0	P	PP	0
OMS8A	Land rear of 17 - 47 Crawley Down Road, Felbridge, East Grinstead	PP	PP	0	P?	0	0	NN	N?	0	0	NN	N	0	P?	0	0	NN	NN	0
OMS10	Imberhorne Middle School site, Windmill Lane, East Grinstead	Considered as part of the East Grinstead Area Action Plan for the delivery of 2500 new homes																		
OMS12	Land at Great Harwoods, East Grinstead	PP	NN	PP	P?	0	0	NN	N?	N	N	NN	N	0	P?	0	0	P	PP	0
OMS14	Land off West Hoathly Road, East Grinstead	PP	PP	PP	P?	0	0	NN	N?	0	N	NN	0	0	P?	N	0	P	PP	0
OMS17	Land at Rocky Lane, Haywards Heath	A strategic site - to be considered for the Core Strategy																		
OMS18	Land at Butlers Green Road, Haywards Heath	PP	PP	PP	0	0	PP	NN	0	P?	N	NN	PP	0	P?	0	0	P	PP	0
OMS19 /20	Wickham Farm, Old Wickham Lane, Haywards Heath	PP	PP	P	P?	0	PP	NN	0	P?	P	NN	0	0	P?	N	0	P	PP	0
OMS23	Land east of Kingsway, Burgess Hill	PP	PP	0	0	0	P	NN	N?	0	P	N	N	0	P?	N	0	P	PP	0
OMS24	Land at Kings Way, Burgess Hill	PP	PP	0	0	0	P	NN	N?	0	P	N	N	0	P?	N	0	P	PP	0
OMS26	Land north of York Road, Maltings Park, Burgess Hill	PP	N	PP	P?	0	PP	NN	0	0	N	PP	PP	0	P?	N	0	0	N	0
OMS34	Butchers Shaw, Street Lane, Ardingly	PP	N	0	0	0	0	NN	N?	N	N	NN	NN	0	P?	N	0	0	PP	0
OMS35	Land at Dirty Lane/ Hammerwood Road, Ashurst Wood	PP	PP	N	0	0	0	NN	N?	N	N	NN	NN	0	P?	0	0	P	PP	0
OMS36	Mount Pleasant Nursery, Cansiron Lane, Ashurst Wood	PP	PP	N	0	0	N	NN	N?	N	N	NN	NN	0	P?	0	0	P	PP	0
OMS38	Land at Ancient Farm, A272, Ansty	P	PP	0	N?	0	N	NN	N?	N	N	N	N	0	P?	0	0	0	PP	0
OMS42	Glebe Farm, Haywards Heath Road, Balcombe (extension to GF5)	PP	PP	P	0	0	0	NN	0	N	N	NN	N	0	P?	0	0	N	N	0
OMS49	Land at the Corbels, Down Park, Turners Hill Road, Crawley Down	Site discounted as it is too small.																		
OMS51	Land south of Snow Hill Road, Crawley Down	PP	PP	N	N?	0	NN	NN	N?	N	P	NN	NN	0	P?	N	0	N	PP	0
OMS56	Land at Broad Street, Cuckfield	PP	PP	P	P?	0	PP	NN	0	0	N	NN	0	0	P?	0	0	P	PP	0
OMS58	Land at Copyhold Lane, Cuckfield	PP	PP	P	P?	0	0	NN	0	N?	N	N	NN	0	P?	0	0	P	PP	0
OMS59	Land at Riseholme, Tylers Green, Cuckfield	PP	PP	P	P?	0	PP	NN	0	0	N	NN	0	0	P?	0	0	P	PP	0
OMS60	Land north of Cuckfield By-Pass, Cuckfield	A strategic site - to be considered for the Core Strategy																		
OMS61	Land at Birchgrove Road / Danehill Lane, Horsted Keynes	P	PP	0	0	0	N	NN	N?	N?	N	NN	NN	0	P?	0	0	N	PP	0
OMS64	Land at Little Park, Trinity Road, Hurstpierpoint	P	PP	PP	0	0	PP	NN	0	P?	N	NN	PP	0	P?	N	0	P	PP	0
OMS66	Land east of Ockley Lane, Keymer	PP	N	PP	P?	0	PP	NN	0	N	N	NN	0	0	P?	N	0	P	PP	0
OMS70	Pease Pottage Golf Course, Horsham Road, Pease Pottage	PP	PP	P	0	0	NN	NN	N?	N	N	NN	NN	0	P?	N	0	N	P	0
OMS76	Land north of Kingsland Laines, Sayers Common	PP	N	0	0	0	NN	NN	N?	NN	N	N	NN	0	P?	N	0	N	PP	0
OMS79	Land north of Oaklands, Sayers Common	PP	PP	0	N?	0	NN	NN	N?	N	P	N	NN	0	P?	N	0	N	PP	0
OMS81	Old Vicarage Field, Church Road, Turners Hill	PP	PP	PP	0	0	NN	NN	N?	N	N	N	NN	0	P?	0	0	N	PP	0

Site ref.	Site name	Sustainability Objectives																		
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
	<b>Previously developed sites</b>																			
OMS11	East Grinstead Football Club, East Court, East Grinstead	PP	PP	PP	P?	0	NN	PP	0	P?	N	0	PP	0	P?	N	0	N	N	0
OMS46	Land north of Copthorne Road, Copthorne	A strategic site - to be considered for the Core Strategy																		
OMS47	Land west of Newlands Park, Copthorne	PP	PP	N	N?	0	NN	PP	N?	N?	N	N	NN	0	P?	N	0	0	PP	0
OMS74	Forest Ridge, Old Brighton Road, Pease Pottage	PP	PP	0	N?	0	NN	PP	N?	N	N	N	N	0	P?	N	0	0	PP	0
OMS5	Rentokil House, Garland Road / London Road, East Grinstead	PP	PP	P	P?	0	PP	PP	0	P?	P	PP	PP	0	P?	0	0	NN	NN	0
OMS16	141 - 151 Western Road, Haywards Heath	PP	P	PP	P?	0	PP	PP	0	P?	P	PP	PP	0	P?	0	0	NN	NN	0
OMS29	Land to rear of 72 - 78 Folders Lane, Burgess Hill	PP	PP	P	P?	0	PP	PP	0	P?	P	0	0	0	P?	N	0	P	PP	0
OMS37	Land south of Hammerwood Road, Ashurst Wood	PP	PP	N	0	0	NN	PP	N?	N?	N	N	NN	0	P?	0	0	0	PP	0
OMS52	Land at Winch Well, Turners Hill Road, Crawley Down	PP	PP	P	0	0	0	PP	N?	N	P	N	NN	0	P?	N	0	0	PP	0
OMS67	The Weald Lawn Tennis and Squash Club, South Bank, Hassocks	PP	PP	P	P?	0	NN	PP	0	P?	P	N	P	0	P?	N	0	NN	NN	0
OMS82	Land at West Hoathly Station and Goods Yard, Sharpthorne	PP	P	N	0	0	NN	PP	N?	N?	N	N	NN	0	P?	0	0	0	PP	0
BH06	Land at Burgess Hill Football Club, Leylands Park, Burgess Hill	PP	PP	PP	P?	0	NN	PP	0	P?	N	0	PP	0	P?	N	0	N	N	0
BK02	Pinelodge and Wellmead, London Road, Bolney	PP	N	P	0	0	0	PP	N?	N	N	N	NN	0	P?	N	0	0	PP	0
HH03	Sandrocks, Rocky Lane, Haywards Heath	PP	PP	PP	0	0	PP	PP	N?	0	N	N	0	0	P?	0	0	0	NN	0
HH04	Land south east of Hurstwood Lane, Haywards Heath	PP	N	PP	0	0	PP	PP	N?	N	N	0	0	0	P?	0	0	P	PP	0
AD02	Ivy Dene Industrial Estate, Ashurst Wood	PP	P	P	P?	0	0	PP	0	N?	N	N	0	0	P?	0	0	NN	NN	0
HH/B/4	Mid Sussex District Council, Oaklands Roads, Haywards Heath	PP	PP	PP	P?	0	PP	PP	0	P?	P	P	PP	0	P?	N	0	P	P	0
HA/5	Station, Goods Yard, Hassocks	PP	NN	PP	P?	0	PP	PP	0	N	P	PP	0	0	P?	P	0	P	P	0
HH/C/4	Haywards Heath Football Club, Allen Road, Haywards Heath	PP	NN	PP	P?	0	NN	PP	0	N	P	PP	PP	0	P?	N	0	N	N	0
EG/A/2	Land to the rear of The Parade, London Road, East Grinstead	PP	P	P	P?	0	0	PP	N?	N?	P	PP	N	0	P?	N	0	NN	NN	0
EG/B/1	Charlwoods Industrial Estate, Charlwoods Road, East Grinstead	PP	P	PP	P?	0	PP	PP	0	P?	P	PP	0	0	P?	0	0	NN	NN	0
EG/B/3	Park House, Coghurst and Bramber, East Grinstead (part of EG/B/3)	PP	PP	PP	P?	0	PP	PP	0	P?	P	PP	PP	0	P?	N	0	P	PP	0
EG/E/6	Lands at Brooklands Park, Orchard Way, East Grinstead	PP	N	PP	P?	0	NN	PP	0	N	N	PP	PP	0	P?	N	0	P	PP	0
BH/A/1	Covers Timber / Builders Merchants, 107 Fairfield Road, Burgess Hill	PP	PP	PP	P?	0	PP	PP	0	P?	P	PP	PP	0	P?	P	0	NN	NN	0
BH/B/1	Gas Holders Station, Leylands Road, Burgess Hill	PP	PP	PP	P?	0	PP	PP	0	P?	P	PP	PP	0	P?	P	0	P	PP	0
BH/B/5	Land at Former Sewage Works, Fairbridge Way, Burgess Hill	PP	NN	PP	P?	0	PP	PP	0	N	N	PP	PP	0	P?	0	0	0	N	0
BH/D/2	Intech House, 44-46 Junction Road, Burgess Hill	PP	PP	PP	P?	0	PP	PP	0	P?	P	PP	PP	0	P?	N	0	NN	NN	0

Site ref.	Site name	Sustainability Objectives																		
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
BH/D/3	Land rear of Starlings and Merryfield, Keymer Road, Burgess Hill	PP	N	PP	P?	0	PP	PP	0	P?	0	0	PP	0	P?	0	0	P	PP	0
HA/2	Wilmington Lodge and Beech House, Orchard Lane, Hassocks	PP	PP	PP	P?	0	PP	PP	0	P?	N	P	PP	0	P?	N	0	P	PP	0

- 6.41 The outcomes of the individual site appraisals, comments received on these sites at the early engagement stage (predominantly comments received from the environmental bodies, highways authority and town and parish councils) and the comments received on the consultation on the Preferred Options housing document, and accompanying Sustainability Appraisal, informed the small scale previously developed sites that were selected for the submission stage of the housing document.

#### **ALTERNATIVE SITES CONSIDERED AT THE EXAMINATION IN PUBLIC FOR THE SMALL SCALE HOUSING ALLOCATIONS DOCUMENT**

- 6.42 The Small Scale Housing Allocations Document was submitted to the Secretary of State on the 22<sup>nd</sup> May 2006. On this date a six week public consultation period commenced. Representations received during this consultation period were to be considered during the Examination in Public (EiP), which was held between March and June 2007. A number of these representations were seeking to include sites in the housing document that had not been included within the submitted document. In total 58 alternative development sites were put forward (although a few of these were subsequently withdrawn prior to the EiP taking place).

- 6.43 Many of these alternative development sites had already been considered by the District Council and were therefore subject to the Sustainability Appraisal process undertaken in the stages leading to the submission of the housing document (these sites are identified in the previous sections of the report with the reference that begins 'ALT'). However, some sites had not been previously considered by the District Council and therefore had not been subject to the Sustainability Appraisal process. In accordance with paragraph 4.17 of PPS12 and the advice given in paragraph 3.5.7 of the Sustainability Appraisal Guidance the requirement to undertake and consult upon a Sustainability Appraisal of those sites was that of the proponents. Hence, in December 2006 and March 2007 the Programme Officer appointed to assist the Inspector in the Examination in Public wrote to these proponents requesting that they undertake and consult upon a Sustainability Appraisal for the site that they were promoting. The sites where this was applicable to were as follows:

ALT/02 – Land between 98 – 104 Maypole Road, Ashurst Wood

ALT/03 – Land north of Woods Hill Lane / west of Maypole Road, Ashurst Wood

ALT/08 – Land at Floran Farm, Hophurst Lane, Crawley

ALT/15 – Land east of Fairlight Lane, Holtye Road

ALT/16 – Land at The Spinney, Lewes Road, East Grinstead

ALT/17 – Imberhorne Lower School Site, Windmill Lane

ALT/20 – Land north of Top Road, Sharpthorne

ALT/21 – Granary Cottages, Selsfield Common, West Hoathly

ALT/32 – Land at Gravelye Lane and Scamps Hill, Lindfield

ALT/34 – Land east of Portsmouth Wood Close, Lindfield

ALT/38 – Land at Costells Wood, Scaynes Hill

ALT/39 – Aurora Ranch Caravan Park, London Road, Bolney

ALT/41 – Car park to former Queens Head PH, London Road, Bolney

ALT/42 – Land north of Burgess Hill

ALT/45 – Land south of Folders Lane, Burgess Hill

ALT/46 – Greenlands Drive, Burgess Hill

ALT/47 – 30 – 32 Station Road, Burgess Hill

ALT/51 – Land adjacent to Pakyns Court, Albourne Road, Hurstpierpoint

- 6.44 The majority of the proponents for these sites did undertake a Sustainability Appraisal and a certain level of consultation on it. However, in a number of instances the Inspector for the Examination in Public found either the Sustainability Appraisal to be unreliable and/or the consultation undertaken on the appraisal to be insufficient. These sites were as follows:

ALT/02 – Land between 98 – 104 Maypole Road, Ashurst Wood

ALT/08 – Land at Floran Farm, Hophurst Lane, Crawley

ALT/20 – Land north of Top Road, Sharpthorne

ALT/21 – Granary Cottages, Selsfield Common, West Hoathly

ALT/32 – Land at Gravelye Lane and Scamps Hill, Lindfield

ALT/34 – Land east of Portsmouth Wood Close, Lindfield

ALT/38 – Land at Costells Wood, Scaynes Hill

ALT/39 – Aurora Ranch Caravan Park, London Road, Bolney

ALT/41 – Car park to former Queens Head PH, London Road, Bolney

ALT/42 – Land north of Burgess Hill

ALT/46 – Greenlands Drive, Burgess Hill

ALT/47 – 30 – 32 Station Road, Burgess Hill

ALT/51 – Land adjacent to Pakyns Court, Albourne Road, Hurstpierpoint

- 6.45 The sites where the proponents did not undertake a required Sustainability Appraisal were as follows:

ALT/03 – Land north of Woods Hill Lane / west of Maypole Road, Ashurst Wood

ALT/15 – Land east of Fairlight Lane, Holtye Road

- 6.46 Taking the above into consideration only three alternative development sites, which had not been previously appraised by the District Council in the stages leading to submission of the housing document, were not highlighted by the Inspector as having undergone an inappropriate Sustainability Appraisal, including consultation upon it. These sites were ALT/16, ALT/17 and ALT/45. Through the EiP process ALT/16 was discounted by the Inspector for, amongst other reasons, being below the potential housing capacity threshold of 15 that was used by the District Council (see paragraph 6.31 for the reasoning behind discounting sites capable of accommodating less than 15 residential units). ALT/17 was ruled out by the Inspector mainly due to uncertainty over the timing and delivery of housing on this site in the plan period. ALT/45 was ruled out by the Inspector due to, amongst other reasons, the allocation of this site in the housing document would prejudice the production of the District Council's Core Strategy.

- 6.47 To view the Inspector's full reasoning for rejecting these sites on Sustainability Appraisal grounds (in some cases amongst other reasons) see Schedule C of the Inspector's Report (available from: <http://www.midsussex.gov.uk/Nimoi/sites/msdcpublish/resources/FinalReport%5FSchedule%5FC%2Epdf>)

- 6.48 In addition to the Sustainability Appraisals submitted by proponents for sites not previously considered by the District Council, a few proponents submitted their own versions of Sustainability Appraisals for sites that had already been considered by the District Council and therefore subject to its Sustainability Appraisal process. These sites were as follows:

ALT/29 – Penland Farm, Haywards Heath

ALT/30 – Land adjacent to Sandrocks, Rocky Lane, Haywards Heath  
ALT/33 – Land rear of Newton Road, Lindfield  
ALT/50 – Land at Stafford House, Keymer Road, Hassocks

- 6.49 Concerning the proponent's appraisals for these sites, in all instances the Inspector attached greater weight to the appraisals of these sites undertaken by the District Council. The reasoning for this was that the Inspector considered the proponents appraisal to be unreliable (i.e. it was not consistent with the approach taken by the District Council) and/or not subject to the required consultation process.

## 7.0 Plan Policies

### INTRODUCTION

- 7.1 This section of the report details the examination of the social, environmental and economic effects of the sites contained within the Small Scale Housing Allocations Document, as adopted. This appraisal not only considers the allocation but also the plan policy for that allocation. The possible impact of each allocation/policy on each objective has been considered.
- 7.2 The assessment of the housing allocations/policies has also considered the cumulative, secondary or indirect effects impacts of the allocations.
- 7.3 For each allocation/policy a descriptive matrix was completed, where justification was given for the effect the allocation/policy would be expected to have on each sustainability objective. Each completed table, for the sites included in the housing document, can be found in this section of the report. The right hand section of the table provides the overall impact of each allocation/policy on each sustainability objective. The category's used for this purpose are summarised below;

**Positive (+):** The impact of the allocation/policy on the sustainability objective will be a significant positive impact.

**Possible positive (+?):** The effect the allocation/policy will have on the sustainability objective is likely to be positive, although this is not certain, or; the impact of the allocation on the sustainability objective will be a positive impact, but not significant.

**Secondary/indirect positive (+?):** Although the allocation/policy will not have a direct positive impact on the objective, coupled with other factors it will have an indirect or secondary positive impact.

**Neutral (0):** The allocation/policy will have no impact on the sustainability objective, or; the allocation will have both positive and negative impacts on the objective that will cancel each other out thereby resulting in a neutral impact.

**Secondary/indirect negative (-?):** Although the allocation/policy will not have a direct negative impact on the objective, coupled with other factors it will have an indirect or secondary negative impact.

**Possible negative (-?):** The effect the allocation/policy will have on the sustainability objective is likely to be negative, although this is not certain, or; the impact of the allocation on the sustainability objective will be a negative impact, but not significant.

**Negative (-):** The impact of the allocation/policy on the sustainability objective will be a significant negative impact.

For ease of reference the following policies can be found on the following pages (the policy reference is given in brackets);

<b>Page</b>	<b>Site</b>
127	SSH/1 – Dunnings Mill, Dunnings Road, East Grinstead
129	SSH/2 – Land at the junction of Windmill Lane and London Road, East Grinstead
131	SSH/3 – Sandrocks, Rocky Lane, Haywards Heath
134	SSH/4 – Covers Timber Yard, 107 Fairfield Road, Burgess Hill
137	SSH/5 – Gas Holder Station, Leylands Road, Burgess Hill
139	SSH/6 – Station Goods Yard, Hassocks
142	SSH/7 – Land south of the Old Convent, Moat Road, East Grinstead
145	SSH/8 – Land adjacent to Moatfield Surgery, St Michael’s Road, East Grinstead
147	SSH/9 – Land south of Grange Road, Crawley Down
150	SSH/10 – Land north west of Chatfield Road, Cuckfield
152	SSH/11 – Land at Gravelye Lane/Lyoth Lane, Lindfield
155	SSH/12 – Land rear of Newton Road, Lindfield
158	SSH/13 – Folders Meadow, Folders Lane, Burgess Hill
160	SSH/14 – Keymer Tile Works, Nye Road, Burgess Hill
163	SSH/15 – Land north of Maltings Park, Burgess Hill
166	SSH/16 – Land adjacent to Manor Road, Burgess Hill
168	SSH/17 – Extension to Land west of Mackie Avenue, Hassocks
171	SSH/18 – <b>Reserve site</b> – Land adjoining Ashplats House and to rear of 240 – 258 Holtye Road, East Grinstead

## Policy SSH/1

Land at Dunnings Mill, East Grinstead (approximately 0.8 hectares) is allocated for residential development. This site could accommodate around 40 dwellings.

In addition to general policy requirements and contributions to necessary infrastructure provision, development will be subject to the following:

- a) the provision of affordable housing to meet locally identified needs, in accordance with Mid Sussex Local Plan Policy H4, or any replacement policy in the Local Development Framework;
- b) the provision of satisfactory access to the site for motor vehicles, cyclists and pedestrians from Dunnings Road;
- c) a flood risk assessment should be undertaken in accordance with Planning Policy Statement 25, to determine the appropriate form of sustainable drainage system, likely to be in the form of an attenuation type system. The flood risk assessment will also need to assess the potential for future flooding from the adjacent watercourse with a 20% allowance for climate change with any areas at risk of flooding to be kept free of built development;
- d) confirmation that the leisure facilities lost by the closure of Dunnings Mill Sports Club can be accommodated locally at other facilities with sufficient capacity;
- e) the retention and protection of significant landscape features on the boundary of the site;
- f) consider the impact of views and setting of the AONB when assessing the design of the site for development;
- g) an ecological survey to be carried out and appropriate mitigation and enhancement measures to be under taken; and
- h) provision of adequate foul and surface water infrastructure, prior to the occupation of any dwellings, which does not cause a detrimental impact to any local watercourse.

SUSTAINABILITY OBJECTIVES	IMPACT OF POLICY	
Sustainably constructed & affordable homes	This site is expected to deliver 40 dwellings, which will aid in the District Council's housing delivery targets. By taking into account the requirements of Policy H4 of the adopted Local Plan, 12 of these dwellings would be classed as affordable housing (this figure could be higher if this policy is replaced by a policy requiring a higher percentage of affordable housing).	Positive (+)
Risk of Flooding	A very small part of the site is identified within Flood Zone 2 and 3. In addition part of the site that is immediately adjacent to the watercourse has been identified in the District Council's Strategic Flood Risk Assessment as an area that has historically flooded. It is for these reasons why paragraph (c) has been included within the policy. This part of the policy should ensure that the new dwellings are not placed at risk from flooding and that flood risk downstream is not further exacerbated (the effective implementation of SuDS should ensure this).	Positive (+)
Human health & well being	The development of this site would not result in the loss of health facilities. The nearest health facilities (Ship Street Surgery) are very accessible to this site being approximately only 500 metres walk away. With regards to having accessible greenspace within 300 metres, there is an area of open space immediately adjacent to this site.	Positive (+)

Educational opportunities	The Meads Primary School is located approximately 330 metres from this site. The nearest secondary school is Sackville, which is approximately 1.7km from this site – hence, both facilities are relatively accessible to this site.	Secondary/ indirect positive (+?)
Crime resistant communities	The impact of this allocation on the sustainability objective is unknown. The impact will be determined at the design stage of the development.	Neutral (0)
Community services, recreation and leisure facilities	The site is within 100 metres of local shops and 1km of the main town centre shops. An area of open space is immediately adjacent to the site. Although the development of this site for housing would result in the loss of the Sports Club, there is a policy requirement to accommodate the facilities that would be lost on this site elsewhere in the locality. WSCC Highways stated that the site was well located with regards to services and facilities.	Positive (+)
Efficient use of land	Development of this site will exceed the minimum density requirement, as set out in PPS3. In addition, the development will help to meet the Council's targets for percentage of residential development on brownfield land.	Positive (+)
Air quality	WSCC Highways stated that the site is well located to services/facilities. Taking this into consideration and the fact that the site is well served by public transport will mean that the need to utilise the private car will be minimised – this should ensure against a significant deterioration in air quality in the area.	Neutral (0)
Climate Change	With the requirements under paragraph (c) of the policy, the development should avoid areas defined as at risk from flooding and not cause an increase in flood risk elsewhere. Hence, the development would be prepared for one of the impacts of climate change, increased flood events. Due to the sites relative close proximity to employment areas, town centre retail, services and public transport provision, there will be encouragement to travel to work/shops and services in a sustainable manner (not adding to carbon emissions).	Secondary/ indirect positive (+?)
Biodiversity	Although the site, or area within the immediate vicinity, does not benefit from any formal biodiversity designations there are records of bats and reptiles. In addition, there is likely to be biodiversity value connected with the watercourse than runs alongside the western boundary of the site. Implementation of paragraph (g) of the policy should ensure that these features are not adversely impacted upon and the development will include biodiversity enhancements.	Possible positive (+?)
Countryside and Historic Environment	The site lies within a designated strategic gap and outside the built up area boundary for East Grinstead. It is also designated as a 'Countryside Area of Development Restraint'. Despite this, it is considered that the impact on the countryside from developing this site will be minimal as the site is already developed. Paragraphs (e) and (f) of the policy should ensure against an adverse impact on the setting of the AONB. The redevelopment of the site for housing may improve the townscape of the area and the setting of the Listed Building (Dunnings Mill) adjacent to the site.	Neutral (0)
Road Congestion and Pollution	With many services and facilities being within walking distance to the site and a choice of modes of transport available in the area the need to utilise the private car will be minimised - an indirect/secondary positive impact. Paragraph (b) of the policy and general infrastructure contributions should improve sustainable transport facilities in the immediate area of this site.	Positive (+)
Sustainably produced and / or local products	The impact of this allocation on this sustainability objective is unknown.	Neutral (0)
Waste	There are several recycling banks within the town. In addition a door-by-door recycling collection is operated District wide. It is not possible to determine the effect of this allocation on the other indicators.	Secondary/ indirect positive (+?)

Water quality	Southern Water have indicated that there are existing sewerage problems in this locality and that improvements will be required to the sewerage infrastructure in the area if this site is developed for housing, hence paragraph (h) of the policy. South East Water has indicated that there is sufficient water supply to serve any housing development on this site.	Neutral (0)
Energy efficiency	The impact of this allocation on this sustainability objective is unknown.	Neutral (0)
Employment	The site is located within East Grinstead, an employment centre. The site will be solely for housing units and no employment units have been proposed at this time. In the short term there will be employment opportunities as a result of the development of this site. It is unsure as to whether or not paragraph (d) of the policy will ensure against a net loss of employment in the area.	Possible positive (+?)
Economic growth	The WSCC Structure Plan states that new housing, along with measures to increase the productivity and skills of the local workforce, will allow the economy of the County to grow and adapt. With this being the case any new housing should be seen as contributing towards economic growth. The development of this site for housing may result in the loss of an employment premises in the area.	Possible positive (+?)
Sustainable tourism sector	Facilities or features that attract visitors to the area would not be lost as a result of developing this site. However, it is extremely unlikely that development of this site would result in attracting more visitors to the area.	Neutral (0)

## Policy SSH/2

Land at the junction of Windmill Lane and London Road, East Grinstead (approximately 0.38 hectares) is allocated for residential development. It is estimated that this site could accommodate around 40 dwellings which would result in a net gain of 35 dwellings after allowing for the demolition of the existing houses.

In addition to general policy requirements, and contributions to necessary infrastructure provision, development will be subject to the following:

- a) the provision of affordable housing to meet locally identified needs, in accordance with Mid Sussex Local Plan policy H4, or any replacement policy in the Local Development Framework;
- b) the provision of a satisfactory access to the site for motor vehicles, cyclists and pedestrians from Windmill Lane only;
- c) development of the site shall be on a comprehensive basis and not piecemeal development on part so the site only;
- d) the maximum height of any redevelopment to be three storeys;
- e) the safeguarding of protected trees on the site; and
- f) the provision of adequate sewerage infrastructure to serve the development.

SUSTAINABILITY OBJECTIVES	IMPACT OF POLICY	
Sustainably constructed & affordable homes	This site is expected to deliver a net gain of 35 dwellings, which will aid in the District Council's housing delivery targets. By taking into account the requirements of Policy H4 of the adopted Local Plan, 12 of these dwellings would be classed as affordable housing (this figure could be higher if this policy is replaced by a policy requiring a higher percentage of affordable housing).	Positive (+)
Risk of Flooding	The Environment Agency and the District Council's Strategic Flood Risk Assessment have not identified the site as being at risk of flooding or requiring a flood risk assessment - it can therefore be presumed that the proposed housing will not be located in a flood risk area. The site would have scope to implement sustainable drainage systems and possibly reduce the run-off rate from the existing site.	Positive (+)
Human health & well being	The development of this site would not result in the loss of health facilities, and the site is only located approx 700 metres from the nearest health facilities - this is within 2km, the target for this indicator. With regards to having accessible greenspace within 300 metres, there is an area of open space approximately 120 metres to the north of the site – well within the target for this indicator.	Positive (+)
Educational opportunities	There is a primary school immediately to the north of the site (St Marys), Windmill Lane/Imberhorne Secondary Lower School is approximately 100 metres from the site – hence both facilities are very accessible to this site.	Secondary/ indirect positive (+?)
Crime resistant communities	The impact of this proposed allocation on this sustainability objective is unknown. The impact will be determined at the design stage of the development.	Neutral (0)
Community services, recreation and leisure facilities	The site is within 650m of local shops, 850m of the main town centre shops, approximately 100m from the nearest public open space/recreational fields and 800m from the nearest community/sports centre (Kings) - all very accessible. WSCC Highways have also stated that the site is well located with regard to services and facilities.	Positive (+)
Efficient use of land	Development of this site will exceed the minimum density requirement, as set out in PPS3. In addition, the development will help to meet the Council's targets for percentage of residential development on brownfield land.	Positive (+)
Air quality	Many services and facilities are within a short walking distance to the site. WSCC Highways have also stated that the site is accessible by a choice of modes of transport - this should minimise the need to use the private car - this should ensure against a significant deterioration in air quality in the area.	Neutral (0)
Climate Change	The site avoids areas at risk to flooding, hence the development would be prepared for one of the impacts of climate change, increased flood events. Due to the sites relative close proximity to employment areas, town centre retail, services and public transport provision, there will be encouragement to travel to work/shops and services in a sustainable manner (not adding to carbon emissions).	Secondary/ indirect positive (+?)
Biodiversity	The WSCC Ecologist has not identified any features that may be of ecological interest on this site. No formal designations exist on or adjacent to this site. Development of this site may result in ecological enhancements.	Possible positive (+?)

Countryside and Historic Environment	The site is within the designated built up area boundary for East Grinstead, hence it does not lie within a strategic gap or a countryside area of development restraint and by developing the site there will be no loss of countryside. There are no listed buildings on the site. There are a couple of trees with Tree Preservation Orders on the site, hence there is a policy requirement in the allocation seeking their protection.	Positive (+)
Road Congestion and Pollution	With many services and facilities being within walking distance to the site and a choice of modes of transport available in the area the need to utilise the private car will be minimised - an indirect/secondary positive impact. WSCC Highways have stated that no deficiencies exist on the transport network and corridors of movement to/from the site. Paragraph (b) of the policy and general infrastructure contributions should improve sustainable transport facilities in the immediate area of this site.	Positive (+)
Sustainably produced and / or local products	The impact of this proposed allocation on this sustainability objective is unknown.	Neutral (0)
Waste	There are several recycling banks within the town with the nearest being on Railway Approach. In addition a door-by-door recycling collection is operated District wide. It is not possible to determine the effect of this allocation on the other indicators.	Secondary/ indirect positive (+?)
Water quality	Southern Water have indicated that there are existing sewerage problems in this locality and that improvements will be required to the sewerage infrastructure in the area if this site is developed for housing, hence paragraph (h) of the policy. South East Water has indicated that there is sufficient water supply to serve any housing development on this site.	Neutral (0)
Energy efficiency	The impact of this proposed allocation on this sustainability objective is unknown.	Neutral (0)
Employment	The site is located within East Grinstead, an employment centre. The site will be solely for housing units and no employment units have been proposed at this time. In the short term there will be employment opportunities as a result of the development of this site.	Possible positive (+?)
Economic growth	The WSCC Structure Plan states that new housing, along with measures to increase the productivity and skills of the local workforce, will allow the economy of the County to grow and adapt. With this being the case any new housing should be seen as contributing towards economic growth. Development of this site would not result in the loss of any employment land or premises.	Positive (+)
Sustainable tourism sector	Facilities or features that attract visitors to the area would not be lost as a result of developing this site. However, it is extremely unlikely that development of this site would result in attracting more visitors to the area.	Neutral (0)

### Policy SSH/3

Land at Sandrocks, Rocky Lane, Haywards Heath (approximately 2.15 hectares) is allocated for residential development. At a density of 30 dwellings per hectare, this site could accommodate around 65 dwellings.

In addition to general policy requirements, and contributions to necessary infrastructure provision, development will be subject to the following:

- a) the provision of affordable housing to meet locally identified needs, in accordance with Mid Sussex Local Plan Policy H4, or any replacement policy in the Local Development Framework;
- b) the provision of satisfactory access to the site for motor vehicles, cyclists and pedestrians;
- c) the provision of a comprehensive landscaping scheme paying particular attention to the boundaries adjacent to existing residential dwellings and the definition of strong boundaries to the south and west of the site, and its reinforcement with significant planting;
- d) an ecological survey to be carried out and appropriate mitigation and enhancement measures to be undertaken;
- e) the resolution of existing drainage problems through improvements planned, in or programmed, for 2005-2010 in association with the Bolnore Village development to include the upgrading of Rumbolds Lane pumping station;
- f) in the event of a development of 50 or more dwellings, the preparation and submission of a Transport Statement, or in the event of a development of 80 or more dwellings, a full Transport Assessment/Travel Plan; and
- g) in accordance with Planning Policy Statement 25, a flood risk assessment to determine the appropriate form of sustainable drainage system, likely to be in the form of an attenuation type system.

SUSTAINABILITY OBJECTIVES	IMPACT OF POLICY	
Sustainably constructed & affordable homes	This site is expected to deliver 65 dwellings, which will aid in the District Council's housing delivery targets. By taking into account the requirements of Policy H4 of the adopted Local Plan, 19 of these dwellings would be classed as affordable housing (this figure could be higher if this policy is replaced by a policy requiring a higher percentage of affordable housing).	Positive (+)
Risk of Flooding	The Environment Agency and the District Council's Strategic Flood Risk Assessment have not identified the site as being at risk of flooding - it can therefore be presumed that the proposed housing will not be located in a flood risk area. Paragraph (g) of the policy should ensure the effective implementation of SuDS, thereby avoiding an increase in the risk of flooding further downstream from this site.	Positive (+)
Human health & well being	The development of this site would not result in the loss of health facilities. The Vale Primary Care Centre is located only 200 metres from the site. With regards to having accessible greenspace within 300 metres, there are open space areas in the Bolnore Village development to the north west of this site that are within this 300 metre target.	Positive (+)
Educational opportunities	There is a primary school within 1.9km of this site and a new primary school is due to be developed within the Bolnore development, less than 1km from this site. Oathall Community College is approximately 3km metres from the site - both facilities are relatively accessible to this site.	Neutral (0)
Crime resistant communities	The impact of this proposed allocation on this sustainability objective is unknown. The impact will be determined at the design stage of the development	Neutral (0)

Community services, recreation and leisure facilities	The site is within 900 metres of the local shopping facilities and 1.4km from the main town centre shops. There are several areas of public open space within 500 metres of the site and The Vale Primary Care Centre is located only 200 metres away. The town is well served by recreational fields and community/sports centre facilities - all of which are relatively accessible to this site.	Positive (+)
Efficient use of land	Development of this site will at least meet the minimum density requirement, as set out in PPS3. In addition, the development will help to meet the Council's targets for percentage of residential development on brownfield land.	Positive (+)
Air quality	Many services and facilities are within walking distance to the site. However, the site is not particularly accessible by a choice of modes of transport - this is unlikely to minimise the need to use the private car - an indirect/secondary negative impact.	Secondary/ indirect negative (-?)
Climate Change	The site avoids areas at risk to flooding, hence the development would be prepared for one of the impacts of climate change, increased flood events. Due to the sites relative close proximity to employment areas, town centre retail and services, there will be encouragement to travel to work/shops and services by walking and/or cycling (although not perhaps public transport).	Neutral (0)
Biodiversity	The West Sussex County Council ecologist has identified features of ecological interest on or adjacent to the site, including legally protected species of reptiles and bats. Implementation of paragraph (d) of the policy should ensure that these features are not adversely impacted upon and the development will include biodiversity enhancements. No formal biodiversity related designations exist on or immediately adjacent to the site.	Possible positive (+?)
Countryside and Historic Environment	The site lies within a designated strategic gap and outside the built up area boundary for Haywards Heath. It is also designated as a 'Countryside Area of Development Restraint'. Despite this, it is considered that the impact on the countryside from developing this site will be minimal as the site is already developed. There are no known listed buildings on or immediately adjacent to the site, although an area of historic parkscape adjoins the site to the west. Paragraph (c) of the policy should ensure against an adverse impact on this feature and the wider countryside setting.	Possible negative (-?)
Road Congestion and Pollution	Access to the site would be gained via the new Haywards Heath Relief Road. Once this road has been completed access will be relatively easy to and from the site. The site is located approximately 2km from the train station and the nearest bus stops are some distance away and involve crossing fast busy roads - use of public transport will therefore not be overly encouraged to and from this site. Paragraphs (b) and (f) of the policy and general infrastructure contributions should improve sustainable transport facilities in the immediate area of this site.	Neutral (0)
Sustainably produced and / or local products	The impact of this proposed allocation on this sustainability objective is unknown.	Neutral (0)
Waste	There are several recycling banks within the town with the nearest being at the Princess Royal Hospital on Lewes Road. In addition a door by door recycling collection is operated District wide. It is not possible to determine the effect of the allocation on the other indicators that are of relevance to this objective.	Secondary/ indirect positive (+?)

Water quality	Southern Water have stated that this site drains to Rumbolds Lane Pumping Station, which also serves the Bolnore Village development. Improvements to this pumping station are planned between 2005 and 2010. Subject to these improvements, there should be no problems with sewage disposal from this site - policy requirements relating to this allocation require these works to be completed prior to the development of this site. South East Water have indicated that there is sufficient water supply to serve any housing development on this site.	Neutral (0)
Energy efficiency	The impact of this proposed allocation on this sustainability objective is unknown.	Neutral (0)
Employment	The site currently has an employment generating use associated with it, although at present the units on the site are vacant. It is stated that there is little or no demand for employment accommodation of this type. Short term employment opportunities will arise through the development of this site.	Neutral (0)
Economic growth	Development of this site will result in the loss of an employment site (albeit a site that has not been used for employment in a number of years) and there is not a policy requirement to provide employment premises elsewhere - this will adversely impact one of the indicators associated with this objective.	Negative (-)
Sustainable tourism sector	Facilities or features that attract visitors to the area would not be lost as a result of developing this site. However, it is extremely unlikely that development of this site would result in attracting more visitors to the area.	Neutral (0)

#### Policy SSH/4

Land at Covers Timber Yard, 107 Fairfield Road, Burgess Hill (approximately 0.36 hectares), is allocated for residential development. At a density of 50 dwellings per hectare, this site could accommodate around 18 dwellings.

In addition to general policy requirements and contributions to necessary infrastructure provision development will be subject to the following:

- a) the provision of affordable housing to meet locally identified needs, in accordance with Mid Sussex Local Plan Policy H4, or any replacement policy in the Local Development Framework;
- b) the provision of satisfactory access to the site for motor vehicles, cyclists and pedestrians from Fairfield Road;
- c) a detailed investigation into possible sources of on-site contamination and the completion of any remedial works required before any building works commence;
- d) the provision of appropriate infrastructure to supply electricity to the development; and
- e) the provision of adequate foul and surface water infrastructure, prior to the occupation of any dwellings, which does not cause a detrimental impact to any local watercourse.

SUSTAINABILITY OBJECTIVES	IMPACT OF POLICY	
Sustainably constructed & affordable homes	This site is expected to deliver 18 dwellings, which will aid in the District Council's housing delivery targets. By taking into account the requirements of Policy H4 of the adopted Local Plan, 5 of these dwellings would be classed as affordable housing (this figure could be higher if this policy is replaced by a policy requiring a higher percentage of affordable housing).	Positive (+)
Risk of Flooding	The Environment Agency and the District Council's Strategic Flood Risk Assessment have not identified the site as being at risk of flooding or requiring a flood risk assessment - it can therefore be presumed that the proposed housing will not be located in a flood risk area. Due to the sites current use it is likely that contaminants will be present on site. This will reduce the range of sustainable drainage systems that could be utilised as infiltration systems may not be able to be used. However, the site currently contains few impermeable surfaces and therefore any increase in such surfaces (gardens) would be a positive impact.	Positive (+)
Human health & well being	The development of this site would not result in the loss of health facilities, and the site is located approx 1km metres from the nearest health facilities - within the 2km target for this indicator. With regards to having accessible greenspace within 300 metres, there is an informal recreational area approximately 200 metres to the north west of the site.	Positive (+)
Educational opportunities	Both primary and secondary schools are located within the town and are therefore relatively accessible to this site.	Secondary/ indirect positive (+?)
Crime resistant communities	The impact of this proposed allocation on this sustainability objective is unknown. The impact will be determined at the design stage of the development.	Neutral (0)
Community services, recreation and leisure facilities	The site is within 150 metres of local shops and 900 metres from the town centre. The site is located less than 750 metres from the Triangle Leisure Centre, which provides a range of recreational and leisure facilities. In addition, WSCC Highways have stated that the site is well located with regards to services and facilities.	Positive (+)
Efficient use of land	Development of this site will exceed the minimum density requirement, as set out in PPS3. In addition, the development will help to meet the Council's targets for percentage of residential development on brownfield land.	Positive (+)
Air quality	WSCC Highways stated that the site is well located to services/facilities. Taking this into consideration and the fact that the site is well served by public transport will mean that the need to utilise the private car will be minimised – this should ensure against a significant deterioration in air quality in the area.	Neutral (0)
Climate Change	The site avoids areas at risk to flooding, hence the development would be prepared for one of the impacts of climate change, increased flood events. Due to the sites relative close proximity to employment areas, town centre retail, services and public transport provision, there will be encouragement to travel to work/shops and services in a sustainable manner (not adding to carbon emissions).	Secondary/ indirect positive (+?)
Biodiversity	The West Sussex County Council ecologist has not identified any (potential) features of biodiversity interest on the site. No formal biodiversity designations exist on or immediately adjacent to the site. Development of the site may result in features of biodiversity interest being included.	Possible positive (+?)

Countryside and Historic Environment	The site is within the designated built up area boundary for Burgess Hill, hence it does not lie within a strategic gap or a countryside area of development restraint and by developing the site there will be no loss of countryside. Developing this site for housing may, in the long term, improve the townscape of the area. There are no reported archaeological monuments or finds or listed buildings or Conservation Areas on or immediately adjacent to the site.	Positive (+)
Road Congestion and Pollution	With many services and facilities being within walking distance to the site and a choice of modes of transport available in the area the need to utilise the private car will be minimised - an indirect/secondary positive impact. WSCC Highways have stated that no deficiencies exist on the transport network and corridors of movement to/from the site. In addition, the current use for the site generates a high number of vehicle movements, in particular large vehicles, so by redeveloping the site to residential use may reduce overall vehicle movements in the immediate area.	Positive (+)
Sustainably produced and / or local products	The impact of this proposed allocation on this sustainability objective is unknown.	Neutral (0)
Waste	There are several recycling banks within the town with the nearest being at the recreation ground on Royal George Road. In addition a door-by-door recycling collection is operated District wide. It is not possible to determine the effect of this allocation on the other indicators that are of relevance to this objective.	Secondary/ indirect positive (+?)
Water quality	Paragraph (e) of the policy will ensure that appropriate sewerage infrastructure will be in place to serve this development. South East Water has indicated that there is sufficient water supply to serve any housing development on this site. Due to the Environment Agency's requirement that contaminants are identified and safely remediated (a policy requirement), the risk of pollutants entering controlled waters will be reduced in this area.	Positive (+)
Energy efficiency	The impact of this proposed allocation on this sustainability objective is unknown.	Neutral (0)
Employment	The site is located within Burgess Hill, an employment centre, meaning that job opportunities will be in close proximity to the site. Short term employment opportunities will arise through the redevelopment of this site. Development of this site would result in the loss of current commercial premises (there is no requirement to relocate the business) – a negative impact as this could result in the loss of jobs.	Possible negative (-?)
Economic growth	The WSCC Structure Plan states that new housing, along with measures to increase the productivity and skills of the local workforce, will allow the economy of the County to grow and adapt. With this being the case any new housing should be seen as contributing towards economic growth. This proposed allocation will though have a negative impact on this objective unless the successful relocation of the timber/builders merchants takes place.	Possible negative (-?)
Sustainable tourism sector	Facilities or features that attract visitors to the area would not be lost as a result of developing this site. However, it is extremely unlikely that development of this site would result in attracting more visitors to the area.	Neutral (0)

## Policy SSH/5

Land at the Gasholder Station, Leylands Road, Burgess Hill (approximately 0.83 hectares) is allocated for residential development. At a density of 70 dwellings per hectare, this site could accommodate around 58 dwellings subject to a suitable design and layout.

In addition to general policy requirements and contributions to necessary infrastructure provision, development will be subject to the following:

- a) the provision of affordable housing to meet locally identified needs, in accordance with Mid Sussex Local Plan Policy H4, or any replacement policy in the Local Development Framework;
- b) the provision of satisfactory access to the site for motor vehicles, cyclists and pedestrians from Leylands Road;
- c) a detailed investigation into possible sources of on-site contamination and the completion of any remedial works required, such investigation to include an assessment of the potential for gas migration from the nearby landfill site and any control measures required, with all remedial and control measures to be completed before any building works commence;
- d) an ecological survey to be carried out particularly with reference to reptiles, and appropriate mitigation and enhancement measures to be undertaken;
- e) in the event of a development of 50 or more dwellings, the preparation and submission of a Transport Statement, or in the event of a development of 80 or more dwellings, a full Transport Assessment/Travel Plan; and
- f) provision of adequate foul and surface water infrastructure, prior to the occupation of any dwellings, which does not cause a detrimental impact to any local watercourse.

SUSTAINABILITY OBJECTIVES	IMPACT OF POLICY	
Sustainably constructed & affordable homes	This site is expected to deliver 58 dwellings, which will aid in the District Council's housing delivery targets. By taking into account the requirements of Policy H4 of the adopted Local Plan, 17 of these dwellings would be classed as affordable housing (this figure could be higher if this policy is replaced by a policy requiring a higher percentage of affordable housing).	Positive (+)
Risk of Flooding	The Environment Agency and the District Council's Strategic Flood Risk Assessment have not identified the site as being at risk of flooding or requiring a flood risk assessment - it can therefore be presumed that the proposed housing will not be located in a flood risk area. Due to the sites current use it is likely that contaminants will be present on site. This will reduce the range of sustainable drainage systems that could be utilised as infiltration systems may not be able to be used. However, the site currently contains few impermeable surfaces and therefore any increase in such surfaces (gardens) would be a positive impact.	Positive (+)

Human health & well being	The development of this site would not result in the loss of health facilities, and the site is located approx 1.3km metres from the nearest health facilities - within the 2km target for this indicator. With regards to having accessible greenspace within 300 metres, there is an informal recreational area approximately 250 metres to the north of the site.	Positive (+)
Educational opportunities	A primary school is located within 200 metres of the site. A secondary school (Oakmeeds) is within 2km of the site - hence, both facilities will be relatively accessible to any housing on this site.	Secondary/ indirect positive (+?)
Crime resistant communities	The impact of this proposed allocation on this sustainability objective is unknown. The impact will be determined at the design stage of the development.	Neutral (0)
Community services, recreation and leisure facilities	The site is within 600 metres of local shops and 1.2km from the town centre. The site is located less than 2km from the Triangle Leisure Centre, which provides a range of recreational and leisure facilities. In addition, WSCC Highways have stated that the site is well located with regards to services and facilities.	Positive (+)
Efficient use of land	Development of this site will exceed the minimum density requirement, as set out in PPS3. In addition, the development will help to meet the Council's targets for the percentage of residential development on brownfield land.	Positive (+)
Air quality	WSCC Highways stated that the site is well located to services/facilities. Taking this into consideration and the fact that the site is well served by public transport will mean that the need to utilise the private car will be minimised – this should ensure against a significant deterioration in air quality in the area.	Neutral (0)
Climate Change	The site avoids areas at risk to flooding, hence the development would be prepared for one of the impacts of climate change, increased flood events. Due to the sites relative close proximity to employment areas, town centre retail, services and public transport provision, there will be encouragement to travel to work/shops and services in a sustainable manner (not adding to carbon emissions).	Secondary/ indirect positive (+?)
Biodiversity	The West Sussex County Council ecologist has not identified any (potential) features of biodiversity interest on the site, although reptiles have been recorded in the area, hence the policy requirement for an ecological survey. No formal biodiversity designations exist on or immediately adjacent to the site. Development of the site may result in biodiversity enhancements.	Possible positive (+?)
Countryside and Historic Environment	The site is within the designated built up area boundary for Burgess Hill, hence it does not lie within a strategic gap or a countryside area of development restraint and by developing the site there will be no loss of countryside. There are no reported archaeological monuments or finds or listed buildings on or immediately adjacent to the site. It is considered that the existing use (gas holder) is inappropriately located and ugly and redevelopment of the site would be likely to have a positive impact on the townscape of the area.	Positive (+)
Road Congestion and Pollution	With many services and facilities being within walking distance to the site and a choice of modes of transport available in the area the need to utilise the private car will be minimised - an indirect/secondary positive impact. WSCC Highways have not identified any significant deficiencies on the transport network and corridors of movement to/from the site. Paragraphs (b) and (e) of the policy and general infrastructure contributions should improve sustainable transport facilities in the immediate area of this site.	Positive (+)
Sustainably produced and / or local products	The impact of this proposed allocation on this sustainability objective is unknown.	Neutral (0)

Waste	There are several recycling banks within the town with the nearest being at the recreation ground on Maple Drive. In addition a door-by-door recycling collection is operated District wide. It is not possible to determine the effect of allocating this site for housing on the other indicators that are of relevance to this objective.	Secondary/ indirect positive (+?)
Water quality	Paragraph (f) of the policy will ensure that appropriate sewerage infrastructure will be in place to serve this development. South East Water has indicated that there is sufficient water supply to serve any housing development on this site. Due to the Environment Agency's requirement that contaminants are identified and safely remediated (a policy requirement), the risk of pollutants entering controlled waters will be reduced in this area.	Positive (+)
Energy efficiency	The impact of this proposed allocation on this sustainability objective is unknown.	Neutral (0)
Employment	The site is located within Burgess Hill, an employment centre. The site will be solely for housing units and no employment units have been proposed at this time. In the short term there will be employment opportunities as a result of the development of this site.	Possible positive (+?)
Economic growth	The WSCC Structure Plan states that new housing, along with measures to increase the productivity and skills of the local workforce, will allow the economy of the County to grow and adapt. With this being the case any new housing should be seen as contributing towards economic growth. Development of this site would not result in the loss of any employment land or premises.	Positive (+)
Sustainable tourism sector	Facilities or features that attract visitors to the area would not be lost as a result of developing this site. However, it is extremely unlikely that development of this site would result in attracting more visitors to the area.	Neutral (0)

### Policy SSH/6

Land at the Station Goods Yard, Hassocks (approximately 1.2 ha) is allocated for a mixed use residential and B1 and/or B2 and/or B8 business development. This site could accommodate around 60-70 dwellings on 0.8-1.0ha and 570 sq m – 2,000 sq m business floorspace on 0.2-0.4ha.

In addition to general policy requirements and contribution to necessary infrastructure provision, development will be subject to the following:

- a) the provision of affordable housing to meet locally identified needs, in accordance with Mid Sussex Local Plan Policy H4, or any replacement policy in the Local Development Framework;
- b) the provision of satisfactory access to the site for motor vehicles, cyclists and pedestrians from Keymer Road;
- c) a comprehensive package of significant highways improvements, particularly relating to the site access;
- d) a detailed investigation into possible sources of on-site contamination and the completion of any remedial works required before any building works commence. All remediation and building works will need to ensure against pollution of controlled waters;
- e) the retention and protection of significant landscape features within the site and along the site's boundaries. Protected trees within the site will be retained;

- f) a flood risk assessment should be undertaken in accordance with Planning Policy Statement 25, to determine the appropriate form of sustainable drainage system, likely to be in the form of an infiltration or combined infiltration / attenuation type system. The flood risk assessment will also need to assess the potential for future flooding from the adjacent watercourse with a 20% allowance for climate change with any areas at risk of flooding to be kept clear of built development;
- g) an ecological survey to be carried out and appropriate mitigation and enhancement measures to be undertaken;
- h) a financial contribution towards improvements at Hassocks Station;
- i) the provision of adequate foul and surface water infrastructure, prior to the occupation of any dwellings, which does not cause a detrimental impact to any local watercourse;
- j) the preparation and submission of a full transport assessment and travel plan for the whole site;
- k) the preparation and submission of a noise survey and the implementation of design and mitigation measures to ensure a satisfactory noise environment for occupiers; and
- l) the preparation of a development brief for the whole of site SSH/6 to include the mix of development within the site.

SUSTAINABILITY OBJECTIVES	IMPACT OF POLICY	
Sustainably constructed & affordable homes	This site is expected to deliver around 60 - 70 dwellings, which will aid in the District Council's housing delivery targets. By taking into account the requirements of Policy H4 of the adopted Local Plan, around 18 - 21 of these dwellings would be classed as affordable housing (this figure could be higher if this policy is replaced by a policy requiring a higher percentage of affordable housing).	Positive (+)
Risk of Flooding	On the southern part of the site there is a culverted watercourse. The Environment Agency have stated that a flood risk assessment would need to be undertaken for this site, hence paragraph (f) of the policy. Paragraph (f) of the policy should ensure the effective implementation of SuDS, thereby avoiding an increase in the risk of flooding further downstream from this site.	Positive (+)
Human health & well being	The development of this site would not result in the loss of health facilities, and the site is only located approx 450 metres from the nearest health centre - this is within the 2km target for this indicator. With regards to having accessible greenspace within 300 metres, Butcher's Wood, which is less than 300 metres to the south east of the site, has a network of footpaths running through it.	Positive (+)
Educational opportunities	There is a primary school within 400 metres of this site, Downlands Secondary School is approximately 350 metres from the site. Hence, both facilities will be very accessible to any housing on this site.	Secondary/ indirect positive (+?)
Crime resistant communities	The impact of this proposed allocation on this sustainability objective is unknown. The impact will be determined at the design stage of the development.	Neutral (0)
Community services, recreation and leisure facilities	The housing site would be located within the commercial heart of Hassocks, where a range of services and facilities exist. There are leisure facilities immediately to the west of the site, as well as around 750 metres to the east.	Positive (+)

Efficient use of land	Development of this site will exceed the minimum density requirement, as set out in PPS3. In addition, the development will help to meet the Council's targets for percentage of residential development on brownfield land.	Positive (+)
Air quality	WSCC Highways stated that the site is well located to services/facilities. Taking this into consideration and the fact that the site is well served by public transport will mean that the need to utilise the private car will be minimised – this should ensure against a significant deterioration in air quality in the area.	Neutral (0)
Climate Change	With the requirements under paragraph (f) of the policy the development will avoid areas defined as at risk from flooding and not cause an increase in flood risk elsewhere. Hence, the development would be prepared for one of the impacts of climate change, increased flood events. Due to the sites relative close proximity to employment areas, retail, services and public transport provision (the train station is within 100 metres of this site), there will be encouragement to travel to work/shops and services in a sustainable manner (not adding to carbon emissions).	Secondary/ indirect positive (+?)
Biodiversity	Neither English Nature or the WSCC Ecologist have identified any features that may be of ecological interest on this site. No formal designations exist on or adjacent to this site. Despite this paragraph (g) of the policy requires an ecological survey to be undertaken with appropriate enhancements incorporated into the development. Paragraph (e) will ensure the trees that are covered by a Tree Preservation Order are retained.	Possible positive (+?)
Countryside and Historic Environment	The site is within the designated built up area boundary for Hassocks, hence it does not lie within a strategic gap or a countryside area of development restraint and by developing the site there will be no loss of countryside. There are no reported archaeological monuments or finds or listed buildings on or immediately adjacent to the site. In the long term, development of this site may result in improvements to the townscape of this area, provided the trees with Tree Preservation Orders are retained, as required by the policy for this allocation.	Positive (+)
Road Congestion and Pollution	With many services and facilities being within walking distance to the site and a choice of modes of transport available in the area the need to utilise the private car will be minimised - an indirect/secondary positive impact. Paragraphs (b), (j) and (h) of the policy and general infrastructure contributions should improve sustainable transport facilities in the immediate area of this site. WSCC Highways have stated that deficiencies exist on the transport network on the corridors of movement to and from the site. Paragraph (c) of the policy may help to address these deficiencies.	Possible positive (+?)
Sustainably produced and / or local products	The impact of this proposed allocation on this sustainability objective is unknown.	Neutral (0)
Waste	There is a recycling bank at Dale Avenue Car Park, approximately 450 metres from the site. In addition a door by door recycling collection is operated District wide. It is not possible to determine the effect of allocation on the other indicators for this objective.	Secondary/ indirect positive (+?)
Water quality	Paragraph (i) of the policy will ensure that appropriate sewerage infrastructure will be in place to serve this development. South East Water has indicated that there is sufficient water supply to serve any housing development on this site. Due to the Environment Agency's requirement that contaminants are identified and safely remediated (a policy requirement for this allocation), the risk of pollutants entering controlled waters will be reduced in this area.	Positive (+)
Energy efficiency	The impact of this proposed allocation on this sustainability objective is unknown.	Neutral (0)

Employment	The site is located within close proximity to Brighton, Burgess Hill and Haywards Heath - all employment centres, meaning that job opportunities will be in close proximity to the site. Short term employment opportunities will arise through the redevelopment of this site. Development of this site would result in the loss of commercial buildings, some of which are vacant – a negative impact. By way of a mitigation measure, a mixed use development is required.	Possible positive (+?)
Economic growth	The WSCC Structure Plan states that new housing, along with measures to increase the productivity and skills of the local workforce, will allow the economy of the County to grow and adapt. With this being the case any new housing should be seen as contributing towards economic growth. Development of this site would have a negative impact when referring to the indicators for this objective. However, a mixed use development is required, thereby ensuring that an element of employment floorspace remains on the site.	Possible positive (+?)
Sustainable tourism sector	Facilities or features that attract visitors to the area would not be lost as a result of developing this site. However, it is extremely unlikely that development of this site would result in attracting more visitors to the area.	Neutral (0)

### Policy SSH/7

Land south of the Old Convent, Moat Road, East Grinstead (approximately 2.3ha) is allocated for residential development. It is estimated that in total this site could accommodate around 70 dwellings.

In addition to general policy requirements, and contributions to necessary infrastructure provision, development will be subject to the following:

- a) the provision of affordable housing to meet locally identified needs, in accordance with Mid Sussex Local Plan policy H4, or any replacement policy in the Local Development Framework;
- b) the provision of a satisfactory access to the site for motor vehicles, cyclists and pedestrians direct from Moat Road;
- c) any access to the site from St Michaels's Road and / or St John's Road shall be for pedestrians only;
- d) the preparation and submission of a joint Transport Assessment and Travel Plan for this site and for the adjacent SSH/8 site;
- e) the retention and enhancement of boundary trees and hedgerows and the safeguarding of all protected trees on the site;
- f) the retention of the existing tree lined access drive to the Old Convent site to the north;
- g) the retention of open space buffer zones on the northern boundary of the site to protect the setting of the Old Convent, a Grade 1 listed building;
- h) the provision of adequate foul and surface water infrastructure, prior to the occupation of any dwellings, which does not cause a detrimental impact to any local watercourse;
- i) the preparation of a joint development brief for this site and the adjacent site SSH/8 west of Moatfield Surgery;
- j) an ecological survey to be carried out and appropriate mitigation and enhancement measures to be undertaken;

- k) in accordance with Planning Policy Statement 25, a flood risk assessment to determine the appropriate form of sustainable drainage system, likely to be in the form of an attenuation type system; and
- l) a development layout which ensures that important views of the adjacent Old Convent Grade I listed building are protected.

SUSTAINABILITY OBJECTIVES	IMPACT OF POLICY	
Sustainably constructed & affordable homes	This site is expected to deliver 70 dwellings, which will aid in the District Council's housing delivery targets. By taking into account the requirements of Policy H4 of the adopted Local Plan, 21 of these dwellings would be classed as affordable housing (this figure could be higher if this policy is replaced by a policy requiring a higher percentage of affordable housing).	Positive (+)
Risk of Flooding	The Environment Agency and the District Council's Strategic Flood Risk Assessment have not identified the site as being at risk of flooding - it can therefore be presumed that the proposed housing will not be located in a flood risk area. Paragraph (k) of the policy should ensure the effective implementation of SuDS, thereby avoiding an increase in the risk of flooding further downstream from this site.	Positive (+)
Human health & well being	The development of this site would not result in the loss of health facilities, and the site is located immediately adjacent to a surgery and health clinic - well within the 2km target for this indicator. With regards to having accessible greenspace within 300 metres, there are various green open spaces to the east of the site, several of which are within 300 metres.	Positive (+)
Educational opportunities	A primary school is located approximately 500 metres from the site (Blackwell). The nearest secondary school is approximately 1.8km away (Sackville). Hence, both facilities will be relatively accessible to any housing on this site.	Secondary/ indirect positive (+?)
Crime resistant communities	The impact of this proposed allocation on this sustainability objective is unknown. The impact will be determined at the design stage of the development.	Neutral (0)
Community services, recreation and leisure facilities	The site is within 500m of local shops, 800m of the main town centre shops, approximately 100m from the nearest public open space/recreational fields and 600m from the nearest community/sports centre (Kings) - all very accessible. WSCC Highways have also stated that the site is well located with regards to services and facilities. The provision of community services and recreation and leisure facilities through the development of this site is not mentioned.	Positive (+)
Efficient use of land	Development of this site will at least meet the minimum density requirement, as set out in PPS3. However, the indicators relating to the use of previously developed land will be adversely affected by this allocation – this is the case for all the greenfield allocations.	Negative (-)
Air quality	WSCC Highways stated that the site is well located to services/facilities. Taking this into consideration and the fact that the site is well served by public transport will mean that the need to utilise the private car will be minimised – this should ensure against a significant deterioration in air quality in the area.	Neutral (0)
Climate Change	The site avoids areas at risk of flooding, hence the development would be prepared for one of the impacts of climate change, increased flood events. Due to the sites relative close proximity to employment areas, town centre retail, services and public transport provision, there will be encouragement to travel to work/shops and services in a sustainable manner (not adding to carbon emissions).	Secondary/ indirect positive (+?)

Biodiversity	The West Sussex County Council ecologist has stated that a minor impact would be expected on the biodiversity of the area from developing this site. No formal biodiversity related designations exist on or immediately adjacent to the site. Despite this paragraph (j) of the policy requires an ecological survey to be undertaken with appropriate enhancements incorporated into the development. Paragraph (e) will ensure the trees that are covered by a Tree Preservation Order are retained.	Possible positive (+?)
Countryside and Historic Environment	The site is within the designated built up area boundary for East Grinstead, hence it does not lie within a strategic gap or a countryside area of development restraint. There are no listed buildings on site, although the site is in the vicinity of a Grade I listed building. Careful consideration will need to be given to ensure that the completed housing is not to the detriment of the setting of this listed building, hence paragraphs (g) and (l) of the policy. In addition the site has numerous trees with preservation orders, hence a policy requirement that safeguards them. Overall, a positive impact on the countryside objective and a possible negative impact on the historic environment objective - a neutral score.	Neutral (0)
Road Congestion and Pollution	With many services and facilities being within walking distance to the site and a choice of modes of transport available in the area the need to utilise the private car will be minimised - an indirect/secondary positive impact. WSCC Highways have not identified any significant deficiencies on the transport network and corridors of movement to/from the site. Paragraphs (b) and (d) of the policy and general infrastructure contributions should improve sustainable transport facilities in the immediate area of this site.	Positive (+)
Sustainably produced and / or local products	The impact of this proposed allocation on this sustainability objective is unknown.	Neutral (0)
Waste	There are several recycling banks within the town with the nearest being on Railway Approach. In addition a door-by-door recycling collection is operated District wide. It is not possible to determine the effect of allocating this site for housing on the other indicators for this objective.	Secondary/ indirect positive (+?)
Water quality	Southern Water has indicated that there is a foul sewer running through the site and that connection to it is possible, on the provision that improvements to this sewer are undertaken. Hence the policy requirements for this allocation require this to be undertaken – a mitigation measure. South East Water has indicated that there is sufficient water supply to serve any housing development on this site.	Neutral (0)
Energy efficiency	The impact of this proposed allocation on this sustainability objective is unknown.	Neutral (0)
Employment	The site is located within East Grinstead, an employment centre. The site will be solely for housing units and no employment units have been proposed at this time. In the short term there will be employment opportunities as a result of the development of this site.	Possible positive (+?)
Economic growth	The WSCC Structure Plan states that new housing, along with measures to increase the productivity and skills of the local workforce, will allow the economy of the County to grow and adapt. With this being the case any new housing should be seen as contributing towards economic growth. Development of this site would not result in the loss of any employment land or premises.	Positive (+)
Sustainable tourism sector	Facilities or features that attract visitors to the area would not be lost as a result of developing this site. However, it is extremely unlikely that development of this site would result in attracting more visitors to the area.	Neutral (0)

## Policy SSH/8

Land adjoining Moatfield Surgery, St. Michael's Road, East Grinstead (approximately 0.56 hectares) is allocated for residential development. At a density of 30 dwellings per hectare this site could accommodate around 17 dwellings.

In addition to general policy requirements, and contributions to necessary infrastructure provision, development will be subject to the following:

- a) the provision of affordable housing to meet locally identified needs, in accordance with Mid Sussex Local Plan policy H4, or any replacement policy in the Local Development Framework;
- b) the provision of a satisfactory access to the site for motor vehicles, cyclists and pedestrians from St Michael's Road;
- c) all vehicular access should preferably be taken via the SSH/7 site to and from Moat Road; in the event that the site were to be developed independently of SSH/7, off site improvements to visibility would be required at the junction of St Agnes Road/Moat Road;
- d) provision for the satisfactory resolution of any land or groundwater contamination or pollution;
- e) the provision of adequate foul water and surface water infrastructure, prior to the occupation of any dwellings, which does not cause a detrimental impact to any local watercourse;
- f) an ecological survey to be carried out and appropriate mitigation and enhancement measures to be undertaken;
- g) the preparation of a joint development brief for this site and the adjacent site to the south of the Old Convent;
- h) the preparation and submission of a joint Transport Assessment and Travel Plan for this site and the adjacent SSH/7 site;
- i) in the event that an application for this site is submitted in association with site SSH/7 a flood risk assessment should be undertaken in accordance with Planning Policy Statement 25, to determine the appropriate form of sustainable drainage system; and
- j) a development layout which ensures that important views of the adjacent Old Convent Grade 1 listed building are protected.

SUSTAINABILITY OBJECTIVES	IMPACT OF POLICY	
Sustainably constructed & affordable homes	This site is expected to deliver 17 dwellings, which will aid in the District Council's housing delivery targets. By taking into account the requirements of Policy H4 of the adopted Local Plan, 5 of these dwellings would be classed as affordable housing (this figure could be higher if this policy is replaced by a policy requiring a higher percentage of affordable housing).	Positive (+)
Risk of Flooding	The Environment Agency and the District Council's Strategic Flood Risk Assessment have not identified the site as being at risk of flooding - it can therefore be presumed that the proposed housing will not be located in a flood risk area. Paragraph (i) of the policy should ensure the effective implementation of SuDS, thereby avoiding an increase in the risk of flooding further downstream from this site.	Positive (+)

Human health & well being	The development of this site would not result in the loss of health facilities, and the site is located immediately adjacent to a surgery and health clinic - well within the 2km target for this indicator. With regards to having accessible greenspace within 300 metres, there are various green open spaces to the east of the site, several of which are within 300 metres.	Positive (+)
Educational opportunities	A primary school is located approximately 500 metres from the site (Blackwell). The nearest secondary school is approximately 1.9km away (Sackville). Hence, both facilities will be relatively accessible to any housing on this site.	Secondary/ indirect positive (+?)
Crime resistant communities	The impact of this proposed allocation on this sustainability objective is unknown. The impact will be determined at the design stage of the development.	Neutral (0)
Community services, recreation and leisure facilities	The site is within 500m of local shops, 900m of the main town centre shops, approximately 200m from the nearest public open space/recreational fields and 600m from the nearest community/sports centre (Kings) - all relatively accessible. WSCC Highways have also stated that the site is well located with regard to services and facilities. The provision of community services and recreation and leisure facilities through the development of this site is not mentioned.	Positive (+)
Efficient use of land	Development of this site will at least meet the minimum density requirement, as set out in PPS3. However, the indicators relating to the use of previously developed land will be adversely affected by this allocation – this is the case for all the greenfield allocations.	Negative (-)
Air quality	WSCC Highways stated that the site is well located to services/facilities. Taking this into consideration and the fact that the site is well served by public transport will mean that the need to utilise the private car will be minimised – this should ensure against a significant deterioration in air quality in the area.	Neutral (0)
Climate Change	The site avoids areas at risk to flooding, hence the development would be prepared for one of the impacts of climate change, increased flood events. Due to the sites relative close proximity to employment areas, town centre retail, services and public transport provision, there will be encouragement to travel to work/shops and services in a sustainable manner (not adding to carbon emissions).	Secondary/ indirect positive (+?)
Biodiversity	The West Sussex County Council ecologist has identified features of ecological interest on or adjacent to the site, including legally protected species of reptiles and bats. They have stated that an ecological survey will be required. Paragraph (f) of the policy requires this along with appropriate ecological enhancements incorporated into the development. No formal biodiversity related designations exist on or immediately adjacent to the site.	Possible positive (+?)
Countryside and Historic Environment	The site is within the designated built up area boundary for East Grinstead, hence it does not lie within a strategic gap or a countryside area of development restraint. There are no archaeological monuments or finds or listed buildings on the site, although the site is in the vicinity of a Grade I listed building. Careful consideration will need to be given to ensure that the completed housing is not to the detriment of the setting of this listed building, hence paragraph (j) of the policy. Overall, a positive impact on the countryside objective and a possible negative impact on the historic environment objective - a neutral score.	Neutral (0)
Road Congestion and Pollution	With many services and facilities being within walking distance to the site and a choice of modes of transport available in the area the need to utilise the private car will be minimised - an indirect/secondary positive impact. WSCC Highways have not identified any significant deficiencies on the transport network and corridors of movement to/from the site. Paragraphs (b) and (h) of the policy and general infrastructure contributions should improve sustainable transport facilities in the immediate area of this site.	Positive (+)

Sustainably produced and / or local products	The impact of this proposed allocation on this sustainability objective is unknown.	Neutral (0)
Waste	There are several recycling banks within the town with the nearest being on Railway Approach. In addition a door-by-door recycling collection is operated District wide. It is not possible to determine the effect of allocating this site for housing on the other indicators.	Secondary/ indirect positive (+?)
Water quality	Southern Water has indicated that there is a foul sewer running through the site and that connection to it is possible, on the provision that improvements to this sewer are undertaken. Hence the policy requirements for this allocation require this to be undertaken – a mitigation measure. South East Water has indicated that there is sufficient water supply to serve any housing development on this site. Paragraph (d) of the policy requires the remediation of any contaminants on site, thereby reducing the risk of contaminants entering controlled waters.	Neutral (0)
Energy efficiency	The impact of this proposed allocation on this sustainability objective is unknown.	Neutral (0)
Employment	The site is located within East Grinstead, an employment centre. The site will be solely for housing units and no employment units have been proposed at this time. In the short term there will be employment opportunities as a result of the development of this site.	Possible positive (+?)
Economic growth	The WSCC Structure Plan states that new housing, along with measures to increase the productivity and skills of the local workforce, will allow the economy of the County to grow and adapt. With this being the case any new housing should be seen as contributing towards economic growth. Development of this site would not result in the loss of any employment land or premises.	Positive (+)
Sustainable tourism sector	Facilities or features that attract visitors to the area would not be lost as a result of developing this site. However, it is extremely unlikely that development of this site would result in attracting more visitors to the area.	Neutral (0)

### Policy SSH/9

Land to the south of Grange Road, Crawley Down (approximately 2.8ha) is allocated for residential development. At a density of 35 dwellings per hectare this site could accommodate around 98 dwellings.

- In addition to general policy requirements, and contributions to necessary infrastructure provision, development will be subject to the following:
- a) the provision of affordable housing to meet locally identified needs, in accordance with Mid Sussex Local Plan policy H4, or any replacement policy in the Core Strategy;
  - b) satisfactory access to the site for motor vehicles, cyclists and pedestrians from Grange Road;
  - c) the provision of off-site improvements to visibility at the junction of Grange Road and Turners Hill Road;
  - d) the provision of an extension of the existing footway along the south side of Grange Road to and into the site;
  - e) contributions towards improved public transport provision;
  - f) provision of adequate foul and surface water infrastructure, prior to the occupation of any dwellings, which does not cause a detrimental impact to any local watercourse;

- g) the retention and enhancement of boundary trees and hedgerows;
- h) an ecological survey to be carried out and appropriate mitigation and enhancement measures to be under taken;
- i) the preparation and submission of a Transport Assessment and Travel Plan; and
- j) a flood risk assessment should be undertaken in accordance with Planning Policy Statement 25, to determine the appropriate form of sustainable drainage system, likely to be in the form of an infiltration or combined infiltration/ attenuation type system.

SUSTAINABILITY OBJECTIVES	IMPACT OF POLICY	
Sustainably constructed & affordable homes	This site is expected to deliver 98 dwellings, which will aid in the District Council's housing delivery targets. By taking into account the requirements of Policy H4 of the adopted Local Plan, 29 of these dwellings would be classed as affordable housing (this figure could be higher if this policy is replaced by a policy requiring a higher percentage of affordable housing).	Positive (+)
Risk of Flooding	The Environment Agency and the District Council's Strategic Flood Risk Assessment have not identified the site as being at risk of flooding - it can therefore be presumed that the proposed housing will not be located in a flood risk area. Paragraph (j) of the policy should ensure the effective implementation of SuDS, thereby avoiding an increase in the risk of flooding further downstream from this site, in particular around the junction of Old Station Close, Sandhill Lane and Grange Road (an area that has historically flooded).	Positive (+)
Human health & well being	The development of this site would not result in the loss of health facilities, and the site is only located approx 300 metres from the nearest health centre - this is within the 2km target for this indicator. With regards to having accessible greenspace within 300 metres, Worth Way is adjacent to the site, which provides access to the countryside.	Positive (+)
Educational opportunities	A primary school is located approximately 300 metres from the site (Burleigh Infant School and Crawley Down C of E School). The nearest secondary school is approximately 4.5km away in East Grinstead.	Neutral (0)
Crime resistant communities	The impact of this proposed allocation on this sustainability objective is unknown. The impact will be determined at the design stage of the development.	Neutral (0)
Community services, recreation and leisure facilities	The site is located within walking distance of local shops, community services and facilities, including a dentist and health centre, and recreation facilities, such as sports pitches. Development of this site for housing may aid in the continued viability of these services and facilities, thereby helping to sustain them. Higher- order retail is located in East Grinstead, approximately 5.5 km from this site. The provision of community services and recreation and leisure facilities through the development of this site is not mentioned.	Neutral (0)
Efficient use of land	Development of this site will exceed the minimum density requirement, as set out in PPS3. However, the indicators relating to the use of previously developed land will be adversely affected by this allocation – this is the case for all the greenfield allocations.	Negative (-)
Air quality	The site is well located to local services/facilities, but not so for higher-order services/facilities (i.e. supermarket). The site is served by nearby regular bus services although the nearest train station is some distance from the site. Taking these factors into consideration, in many instances the need to utilise the private car will be minimised – this should ensure against a significant deterioration in air quality in the area.	Neutral (0)

Climate Change	The site avoids areas at risk to flooding, hence the development would be prepared for one of the impacts of climate change, increased flood events. There will be encouragement to travel to local services and facilities in a sustainable manner (not adding to carbon emissions), although in order to travel to higher-order retail, services and facilities and employment (likely to be in Crawley and/or East Grinstead) occupants of these dwellings are likely to use the private car, thereby adding to carbon emissions.	Possible negative (-?)
Biodiversity	The West Sussex County Council ecologist has identified features of ecological interest (grassland) on or adjacent to the site. They have stated that an ecological survey will be required. Paragraph (h) of the policy requires this along with appropriate ecological enhancements incorporated into the development. No formal biodiversity related designations exist on or immediately adjacent to the site.	Possible positive (+?)
Countryside and Historic Environment	The site is within a designated strategic gap, which aims to retain the separate identity of settlements and prevent their coalescence. Hence, this allocation would have an adverse impact on this objective as one of the indicators relates to the protection of strategic gaps. Development of this site would result in the loss of 2.8 hectares of the strategic gap and designated 'Countryside Area of Development Restraint.' There are no listed buildings on the site. Features of archaeological interest have been identified on or adjacent to the site.	Negative (-)
Road Congestion and Pollution	Local services and facilities that are available within the village are within walking distance to the site. The site is served by nearby regular bus services although the nearest train station is some distance from the site. Paragraphs (b), (e) and (i) of the policy and general infrastructure contributions should improve sustainable transport facilities in the immediate area of this site.	Possible positive (+?)
Sustainably produced and / or local products	The impact of this proposed allocation on this sustainability objective is unknown.	Neutral (0)
Waste	There is a household recycling bank on Bowers Place. In addition a door-by-door recycling collection is operated District wide. It is not possible to determine the effect of allocating this site for housing on the other indicators for this objective.	Secondary/ indirect positive (+?)
Water quality	Paragraph (f) of the policy will ensure that appropriate sewerage infrastructure will be in place to serve this development. South East Water has indicated that there is sufficient water supply to serve any housing development on this site.	Neutral (0)
Energy efficiency	The impact of this proposed allocation on this sustainability objective is unknown.	Neutral (0)
Employment	Crawley Down has few employment opportunities. However, the site is located within close proximity to East Grinstead and Crawley - both employment centres, meaning that job opportunities will be in close proximity to the site. Short term employment opportunities will arise through the redevelopment of this site.	Neutral (0)
Economic growth	The WSCC Structure Plan states that new housing, along with measures to increase the productivity and skills of the local workforce, will allow the economy of the County to grow and adapt. With this being the case any new housing should be seen as contributing towards economic growth. Development of this site would not result in the loss of any employment land or premises.	Positive (+)
Sustainable tourism sector	Facilities or features that attract visitors to the area would not be lost as a result of developing this site. However, it is extremely unlikely that development of this site would result in attracting more visitors to the area.	Neutral (0)

## Policy SSH/10

Land to the north west of Chatfield Road, Cuckfield (approximately 1.2 hectares) is allocated for residential development. At a density of 35 dwellings per hectare, this site could accommodate around 42 dwellings.

In addition to general policy requirements, and contributions to necessary infrastructure provision, development will be subject to the following:

- a) the provision of affordable housing to meet locally identified needs, in accordance with Mid Sussex Local Plan Policy H4, or any replacement policy in the Core Strategy;
- b) the provision of satisfactory access to the site for motor vehicles, cyclists and pedestrians, with vehicular access from Chatfield Road;
- c) improvements to visibility and layout at the Chatfield Road/London Lane junction;
- d) the provision of a comprehensive landscaping scheme including the retention of trees and hedgerows on the boundaries of the site, and new planting where appropriate;
- e) an ecological survey to be carried out and appropriate mitigation and enhancement measures to be undertaken;
- f) the land to the north identified for use as a nature conservation area to be secured for that purpose by appropriate means;
- g) provision of adequate foul and surface water infrastructure, prior to the occupation of any dwellings, which does not cause a detrimental impact to any local watercourse;
- h) a flood risk assessment should be undertaken in accordance with Planning Policy Statement 25, to determine the appropriate form of sustainable drainage system, likely to be in the form of an attenuation type system. The flood risk assessment will also need to assess the potential for future flooding from the adjacent watercourse with a 20% allowance for climate change with any areas at risk of flooding to be kept free of built development; and
- i) a detailed investigation into possible landfill gas migration and the completion of any remedial works required before any other building works commence.

SUSTAINABILITY OBJECTIVES	IMPACT OF POLICY	
Sustainably constructed & affordable homes	This site is expected to deliver 42 dwellings, which will aid in the District Council's housing delivery targets. By taking into account the requirements of Policy H4 of the adopted Local Plan, 12 of these dwellings would be classed as affordable housing (this figure could be higher if this policy is replaced by a policy requiring a higher percentage of affordable housing).	Positive (+)
Risk of Flooding	The Environment Agency and the District Council's Strategic Flood Risk Assessment have not identified the site as being at risk of flooding - it can therefore be presumed that the proposed housing will not be located in a flood risk area. Paragraph (h) of the policy should ensure the effective implementation of SuDS, thereby avoiding an increase in the risk of flooding further downstream from this site.	Positive (+)

Human health & well being	The development of this site would not result in the loss of health facilities, and the site is only located approx 600 metres from the nearest health centre (High Street) - this is within the 2km target for this indicator. With regards to having accessible greenspace within 300 metres, an area immediately to the northeast of the development will be set-aside as a nature conservation area. Cuckfield also has a number of sports fields and allotments.	Positive (+)
Educational opportunities	A primary school is located immediately adjacent to the site (Holy Trinity). The nearest secondary school is approximately 350 metres away (Warden Park). Hence, both facilities will be relatively accessible to any housing on this site.	Secondary/ indirect positive (+?)
Crime resistant communities	The impact of this proposed allocation on this sustainability objective is unknown. The impact will be determined at the design stage of the development.	Neutral (0)
Community services, recreation and leisure facilities	The site is located within walking distance of local shops, community services and facilities, including a dentist and schools, and recreation facilities, such as sports pitches. Development of this site for housing may aid in the continued viability of these services and facilities, thereby helping to sustain them. Higher-order retail is located in Haywards Heath, a short distance away.	Positive (+)
Efficient use of land	Development of this site will exceed the minimum density requirement, as set out in PPS3. However, the indicators relating to the use of previously developed land will be adversely affected by this allocation – this is the case for all the greenfield allocations.	Negative (-)
Air quality	The site is well located to local services/facilities, but is not as conveniently located to higher-order services/facilities (i.e. supermarket). The site is served by nearby regular bus services, including services that provide a connection to Haywards Heath Railway Station, which is located approximately 3km away. Taking these factors into consideration, in many instances the need to utilise the private car will be minimised – this should ensure against a significant deterioration in air quality in the area.	Neutral (0)
Climate Change	The site avoids areas at risk to flooding, hence the development would be prepared for one of the impacts of climate change, increased flood events. There will be encouragement to travel to local services and facilities in a sustainable manner (not adding to carbon emissions).	Secondary/ indirect positive (+?)
Biodiversity	The West Sussex County Council ecologist has identified features of ecological interest on or adjacent to the site. They have stated that an ecological survey will be required. Paragraph (e) of the policy requires this along with appropriate ecological enhancements incorporated into the development. In addition, paragraph (f) of the policy requires the land to the north of the development area to be secured for use as a nature conservation area. No formal biodiversity related designations exist on or immediately adjacent to the site.	Possible positive (+?)
Countryside and Historic Environment	The site is within a designated strategic gap, which aims to retain the separate identity of settlements and prevent their coalescence. Hence, this allocation would have an adverse impact on this objective as one of the indicators relates to the protection of strategic gaps. Development of this site would result in the loss of 1.2 hectares of the strategic gap and designated 'Countryside Area of Development Restraint.' Despite this, the site is quite well screened from the surrounding landscape. There are no listed buildings on the site. Features of archaeological interest have been identified on or adjacent to the site.	Negative (-)

Road Congestion and Pollution	Local services and facilities that are available in the village are within walking distance to the site. The site is served by nearby regular bus services, which include regular connections to Haywards Heath Railway Station. Paragraph (b) of the policy and general infrastructure contributions should improve sustainable transport facilities in the immediate area of this site.	Possible positive (+?)
Sustainably produced and / or local products	The impact of this proposed allocation on this sustainability objective is unknown.	Neutral (0)
Waste	There is a household recycling bank at Broad Street Car Park. In addition a door-by-door recycling collection is operated District wide. It is not possible to determine the effect of allocating this site for housing on the other indicators for this objective.	Secondary/ indirect positive (+?)
Water quality	Paragraph (g) of the policy will ensure that appropriate sewerage infrastructure will be in place to serve this development. South East Water has indicated that there is sufficient water supply to serve any housing development on this site.	Neutral (0)
Energy efficiency	The impact of this proposed allocation on this sustainability objective is unknown.	Neutral (0)
Employment	Cuckfield has relatively few employment opportunities. However, the site is located within close proximity to Haywards Heath - an employment centre, meaning that job opportunities will be in close proximity to the site. Short term employment opportunities will arise through the redevelopment of this site.	Possible positive (+?)
Economic growth	The WSCC Structure Plan states that new housing, along with measures to increase the productivity and skills of the local workforce, will allow the economy of the County to grow and adapt. With this being the case any new housing should be seen as contributing towards economic growth. Development of this site would not result in the loss of any employment land or premises.	Positive (+)
Sustainable tourism sector	Facilities or features that attract visitors to the area would not be lost as a result of developing this site. However, it is extremely unlikely that development of this site would result in attracting more visitors to the area.	Neutral (0)

### Policy SSH/11

Land at Gravelye Lane / Lyoth Lane, Lindfield (approximately 2.15 hectares) is allocated for residential development. At a density of 30 dwellings per hectare, this site could accommodate around 65 dwellings.

In addition to general policy requirements, and contributions to necessary infrastructure provision, development will be subject to the following:

- a) the provision of affordable housing to meet locally identified needs, in accordance with Mid Sussex Local Plan Policy H4, or any replacement policy in the Local Development Framework;
- b) the provision of satisfactory access to the site for motor vehicles, cyclists and pedestrians, with vehicular access via Gravelye Lane only;

- c) improvements to the junction of Gravelye Lane with Lyoth Lane to improve highway safety;
- d) an ecological survey to be carried out and appropriate mitigation and enhancement measures to be undertaken;
- e) the completion of a legal agreement to secure the permanent use of two areas of land to the east of the development site as informal recreation (3.2 hectares) and a nature conservation area (2.2 hectares);
- f) the provision of adequate foul and surface water infrastructure, prior to the occupation of any dwellings, which does not cause a detrimental impact to any local watercourse;
- g) in accordance with Planning Policy Statement 25, a flood risk assessment to determine the appropriate form of sustainable drainage system, likely to be in the form of an attenuation type system; and
- h) the preparation and submission of a Transport Assessment and Travel Plan.

SUSTAINABILITY OBJECTIVES	IMPACT OF POLICY	
Sustainably constructed & affordable homes	This site is expected to deliver 65 dwellings, which will aid in the District Council's housing delivery targets. By taking into account the requirements of Policy H4 of the adopted Local Plan, 19 of these dwellings would be classed as affordable housing (this figure could be higher if this policy is replaced by a policy requiring a higher percentage of affordable housing).	Positive (+)
Risk of Flooding	The Environment Agency and the District Council's Strategic Flood Risk Assessment have not identified the site as being at risk of flooding - it can therefore be presumed that the proposed housing will not be located in a flood risk area. Paragraph (g) of the policy should ensure the effective implementation of SuDS, thereby avoiding an increase in the risk of flooding further downstream from this site.	Positive (+)
Human health & well being	The development of this site would not result in the loss of health facilities, and the site is located approximately 400 metres from the nearest health facilities - this is within the 2km target for this indicator. With regards to having accessible greenspace within 300 metres, Turvey Wood/Franklands Wood to the west of the site provides this. In addition, the allocation of this site for housing includes the provision of an informal recreation area to the east, meaning that there would be accessible greenspace adjoining the site.	Positive (+)
Educational opportunities	A primary school is located within the Northlands Wood development (0.6 km away). A secondary school (Oathall) is within 1.3km of the site. Hence, both facilities will be relatively accessible to any housing on this site.	Secondary/ indirect positive (+?)
Crime resistant communities	The impact of this proposed allocation on this sustainability objective is unknown. The impact will be determined at the design stage of the development.	Neutral (0)
Community services, recreation and leisure facilities	The site is within 400 metres of local shops, 2km of Haywards Heath town centre shops, 300m of public space (Turvey Wood/Frankland Wood) and 800m from the Barn Cottage Hall - all relatively accessible. With the allocation of this site for housing there would also be the provision of an informal recreation area immediately to the east - a positive impact on this objective.	Positive (+)

Efficient use of land	Development of this site will at least meet the minimum density requirement, as set out in PPS3. However, the indicators relating to the use of previously developed land will be adversely affected by this allocation – this is the case for all the greenfield allocations.	Negative (-)
Air quality	WSCC Highways stated that the site is well located to services/facilities. Taking this into consideration and the fact that the site is well served by public transport will mean that the need to utilise the private car will be minimised – this should ensure against a significant deterioration in air quality in the area.	Neutral (0)
Climate Change	The site avoids areas defined as at risk to flooding, hence the development would be prepared for one of the impacts of climate change, increased flood events. The site is in relative close proximity to employment areas and is well located to a choice of modes of transport, therefore encouraging a large proportion of journeys to work to be made by walking, cycling or public transport (not adding to carbon emissions).	Secondary/ indirect positive (+?)
Biodiversity	The West Sussex County Council ecologist and English Nature stated that an ecological survey would be required (in particular, with regards to reptiles), but said that subject to satisfactory mitigation and compensation measures the site would be possible to develop in principle from an ecology viewpoint (there is a policy requirement for an ecological survey to be undertaken with enhancements incorporated into the development). No formal biodiversity designations exist on or immediately adjacent to the site. With the allocation of this site for housing there will be the creation of a nature reserve to the south east - this could result in biodiversity enhancements in the area.	Possible positive (+?)
Countryside and Historic Environment	The site is within a designated strategic gap, which aims to retain the separate identity of settlements and prevent their coalescence. Hence, this allocation has an adverse impact on this objective as one of the indicators relates to the protection of strategic gaps. Development of this site would result in the loss of 2.15 hectares of the strategic gap and designated 'Countryside Area of Development Restraint.' There are no listed buildings on the site. Features of archaeological interest have been identified on or adjacent to the site.	Negative (-)
Road Congestion and Pollution	With many services and facilities being within walking distance to the site and a choice of modes of transport available in the area the need to utilise the private car will be minimised - an indirect/secondary positive impact. WSCC Highways have not identified any significant deficiencies on the transport network and corridors of movement to/from the site. Paragraphs (b) and (h) of the policy and general infrastructure contributions should improve sustainable transport facilities in the immediate area of this site.	Positive (+)
Sustainably produced and / or local products	The impact of this proposed allocation on this sustainability objective is unknown.	Neutral (0)
Waste	There are several recycling banks both in Lindfield and Haywards Heath. In addition a door by door recycling collection is operated District wide. It is not possible to determine the effect of allocating this site for housing on the other indicators that are of relevance to this objective.	Secondary/ indirect positive (+?)
Water quality	Paragraph (f) of the policy will ensure that appropriate sewerage infrastructure will be in place to serve this development. South East Water has indicated that there is sufficient water supply to serve any housing development on this site.	Neutral (0)
Energy efficiency	The impact of this proposed allocation on this sustainability objective is unknown.	Neutral (0)

Employment	The site is located in close proximity to Haywards Heath, an employment centre. The site will be solely for housing units and no employment units have been proposed at this time. In the short term there will be employment opportunities as a result of the development of this site.	Possible positive (+?)
Economic growth	The WSCC Structure Plan states that new housing, along with measures to increase the productivity and skills of the local workforce, will allow the economy of the County to grow and adapt. With this being the case any new housing should be seen as contributing towards economic growth. Development of this site would not result in the loss of any employment land or premises.	Positive (+)
Sustainable tourism sector	Facilities or features that attract visitors to the area would not be lost as a result of developing this site. However, it is extremely unlikely that development of this site would result in attracting more visitors to the area.	Neutral (0)

### Policy SSH/12

Land at rear of Newton Road, Lindfield (approximately 3.5ha.) is allocated for residential development. At a density of 35 dwellings per hectare on the developable area, this site could accommodate around 120 dwellings.

In addition to general policy requirements and contributions to necessary infrastructure provision development will be subject to the following:

- a) the provision of affordable housing to meet locally identified needs, in accordance with Mid Sussex Local Plan Policy H4, or any replacement policy in the Local Development Framework;
- b) the provision of satisfactory access to the site for motor vehicles, cyclists and pedestrians from Newton Road and the provision of footpath links to and through the site from the north and east;
- c) improvements to the junction of High Street/Lewes Road, by way of a mini-roundabout;
- d) an ecological survey to be carried out and appropriate mitigation and enhancement measures to be undertaken to include the extension of the nature reserve to the east and tree planting on land to north;
- e) the completion of a legal agreement to secure the permanent use of the proposed open space area to the north-west of the development site for informal recreation;
- f) provision of adequate foul and surface water infrastructure, prior to the occupation of any dwellings, which does not cause a detrimental impact to any local watercourse;
- g) a flood risk assessment should be undertaken in accordance with Planning Policy Statement 25, to determine the appropriate form of sustainable drainage system, likely to be in the form of an infiltration or combined infiltration/ attenuation type system. The flood risk assessment will also need to assess the potential for future flooding from the adjacent watercourse with a 20% allowance for climate change with any areas at risk of flooding to be kept free of built development;
- h) the preparation and submission of a Transport Assessment and Travel Plan;and
- i) a detailed investigation into possible landfill gas migration and the completion of any remedial works required before any other building works commence;

SUSTAINABILITY OBJECTIVES	IMPACT OF POLICY	
Sustainably constructed & affordable homes	This site is expected to deliver 120 dwellings, which will aid in the District Council's housing delivery targets. By taking into account the requirements of Policy H4 of the adopted Local Plan, 36 of these dwellings would be classed as affordable housing (this figure could be higher if this policy is replaced by a policy requiring a higher percentage of affordable housing).	Positive (+)
Risk of Flooding	The Environment Agency have stated that as a watercourse abuts the southern boundary of the site a flood risk assessment will need to be undertaken to assess the flood risk to the site. Hence, there is a policy requirement for this to be undertaken (paragraph (g) of the policy). Implementation of this part of the policy will mean that no built development is placed at risk from flooding. This part of the policy should ensure the effective implementation of SuDS, thereby avoiding an increase in the risk of flooding further downstream from this site.	Positive (+)
Human health & well being	The development of this site would not result in the loss of health facilities, and the site is only located approx 500 metres from the nearest health facilities - this is within the 2km target for this indicator. With regards to having accessible greenspace within 300 metres, Lindfield Common is approximately 300 metres to the south west of the site, therefore ensuring that this target is met.	Positive (+)
Educational opportunities	A primary school is located within 800 metres of the site (Lindfield Primary School). A secondary school (Oathall) is within 1.7km of the site. Hence, both facilities will be relatively accessible any housing on this site.	Secondary/ indirect positive (+?)
Crime and the fear of crime	The impact of this proposed allocation on this sustainability objective is unknown. The impact will be determined at the design stage of the development.	Neutral (0)
Community services, recreation and leisure facilities	The site is within 400m of local shops, 2.8km of Haywards Heath town centre shops, 300m of public open space/recreational fields (Lindfield Common) and 600m from the King Edward Hall - all relatively accessible. Paragraph (e) of the policy will ensure an additional area of open space that can be used for recreational purposes. WSCC Highways have indicated that the site is well located in relation to services and facilities.	Positive (+)
Efficient use of land	Development of this site will exceed the minimum density requirement, as set out in PPS3. However, the indicators relating to the use of previously developed land will be adversely affected by this allocation – this is the case for all the greenfield allocations.	Negative (-)
Air quality	WSCC Highways stated that the site is well located to services/facilities. Taking this into consideration and the fact that the site is well served by public transport will mean that the need to utilise the private car will be minimised – this should ensure against a significant deterioration in air quality in the area.	Neutral (0)
Climate Change	Implementation of paragraph (g) of the policy will mean that the built development will be avoiding areas of flood risk, hence the development will be prepared for one of the impacts of climate change, increased flood events. There will be encouragement to travel to local services and facilities in a sustainable manner (not adding to carbon emissions).	Secondary/ indirect positive (+?)
Biodiversity	Neither English Nature or the WSCC Ecologist have identified any features that may be of ecological interest on this site, although the Eastern Road Nature Reserve is immediately adjacent to the site. Paragraph (d) of the policy requires an ecological survey to be undertaken with appropriate enhancements incorporated into the development, which will include an extension to the nature reserve.	Possible positive (+?)

Countryside and Historic Environment	The site is not within a strategic gap, or any areas designated for their landscape value. Approximately 3.5 hectares of countryside area, which is designated as 'Countryside Area of Development Restraint' would be lost as a result of development of this site. However, the site is quite well screened by existing trees and therefore the visual impact of the development on the surrounding countryside would be minimal (if the trees are retained). There are no listed buildings on or immediately adjacent to the site.	Possible negative (-?)
Road Congestion and Pollution	With many services and facilities being within walking distance to the site and a choice of modes of transport available in the area the need to utilise the private car will be minimised - an indirect/secondary positive impact. Paragraphs (b) and (h) of the policy and general infrastructure contributions should improve sustainable transport facilities in the immediate area of this site. WSCC Highways have stated that deficiencies exist on the transport network on the corridors of movement to and from the site. Paragraph (c) of the policy should help to address these deficiencies.	Possible positive (+?)
Sustainably produced and / or local products	The impact of this proposed allocation on this sustainability objective is unknown.	Neutral (0)
Waste	There are two recycling banks within the village with the nearest being on the High Street. In addition a door-by-door recycling collection is operated District wide. It is not possible to determine the effect of allocating this site for housing on the other indicators.	Secondary/ indirect positive (+?)
Water quality	Paragraph (f) of the policy will ensure that the required upgrades to the sewerage infrastructure will be in place to serve this development. South East Water has indicated that there is sufficient water supply to serve any housing development on this site.	Neutral (0)
Energy efficiency	The impact of this proposed allocation on this sustainability objective is unknown.	Neutral (0)
Employment	The site is located adjacent to Haywards Heath, an employment centre. The site will be solely for housing units and no employment units have been proposed at this time. In the short term there will be employment opportunities as a result of the development of this site.	Possible positive (+?)
Economic growth	The WSCC Structure Plan states that new housing, along with measures to increase the productivity and skills of the local workforce, will allow the economy of the County to grow and adapt. With this being the case any new housing should be seen as contributing towards economic growth. Development of this site would not result in the loss of any employment land or premises.	Positive (+)
Sustainable tourism sector	Facilities or features that attract visitors to the area would not be lost as a result of developing this site. However, it is extremely unlikely that development of this site would result in attracting more visitors to the area.	Neutral (0)

## Policy SSH/13

Land at Folders Meadow, Folders Lane, Burgess Hill (approximately 2.3 hectares), is allocated for residential development. At a density of 39 dwellings per hectare, this site could accommodate around 90 dwellings.

In addition to general policy requirements and contributions to necessary infrastructure provision, development will be subject to the following:

- a) the provision of affordable housing to meet locally identified needs, in accordance with Mid Sussex Local Plan Policy H4, or any replacement policy in the Local Development Framework;
- b) the provision of satisfactory access to the site for motor vehicles, cyclists and pedestrians from Folders Lane incorporating either a right-turn lane or a mini-roundabout;
- c) traffic calming measures to reduce the speed of traffic in Folders Lane;
- d) provision of a pedestrian / cycleway route through to Birchwood Grove Road;
- e) provision of a comprehensive landscaping scheme paying particular attention to the north, south and west boundaries;
- f) an ecological survey to be carried out and appropriate mitigation and enhancement measures to be undertaken; and
- g) the provision of adequate foul and surface water infrastructure, prior to the occupation of any dwellings, which does not cause a detrimental impact to any local watercourse, to include enhanced pipe capacity;
- h) the preparation and submission of a Transport Assessment / Travel Plan;
- i) in addition to any general policy requirement for off-site leisure and recreation provision to meet the needs of the residents, an additional financial contribution to further provision to reflect the loss of open space; and
- j) in accordance with Planning Policy Statement 25, a flood risk assessment to determine the appropriate form of sustainable drainage system, likely to be in the form of an attenuation type system.

SUSTAINABILITY OBJECTIVES	IMPACT OF POLICY	
Sustainably constructed & affordable homes	This site is expected to deliver 90 dwellings, which will aid in the District Council's housing delivery targets. By taking into account the requirements of Policy H4 of the adopted Local Plan, 27 of these dwellings would be classed as affordable housing (this figure could be higher if this policy is replaced by a policy requiring a higher percentage of affordable housing).	Positive (+)
Risk of Flooding	The Environment Agency and the District Council's Strategic Flood Risk Assessment have not identified the site as being at risk of flooding - it can therefore be presumed that the proposed housing will not be located in a flood risk area. Paragraph (j) of the policy should ensure the effective implementation of SuDS, thereby avoiding an increase in the risk of flooding further downstream from this site.	Positive (+)

Human health & well being	The development of this site would not result in the loss of health facilities, and the site is only located approx 0.7km from the nearest health facilities - this is within the 2km target for this indicator. With regards to having accessible greenspace within 300 metres, the area of land that abuts the site to the east is a playing field and hence provides an area of accessible greenspace well within the 300m target.	Positive (+)
Educational opportunities	A primary school is located within 200 metres of the site. A secondary school (Oakmeeds) is within 2km of the site (1.25km) - hence, both facilities will be relatively accessible to the housing that is developed.	Secondary/ indirect positive (+?)
Crime resistant communities	The impact of this proposed allocation on this sustainability objective is unknown. The impact will be determined at the design stage of the development.	Neutral (0)
Community services, recreation and leisure facilities	The site is within 875m of local shops, 1km of main town centre shops, 100m of public open space/recreational fields and 4.2km from the Triangle Leisure Centre - all relatively accessible. Paragraph (i) of the policy will result in the development contributing towards the provision of recreation facilities in the area.	Positive (+)
Efficient use of land	Development of this site will exceed the minimum density requirement, as set out in PPS3. However, the indicators relating to the use of previously developed land will be adversely affected by this allocation – this is the case for all the greenfield allocations.	Negative (-)
Air quality	WSCC Highways stated that the site is well located to services/facilities. Taking this into consideration and the fact that the site is well served by public transport will mean that the need to utilise the private car will be minimised – this should ensure against a significant deterioration in air quality in the area.	Neutral (0)
Climate Change	The site avoids areas at risk to flooding, hence the development would be prepared for one of the impacts of climate change, increased flood events. Due to the sites relative close proximity to employment areas, town centre retail, services and public transport provision, there will be encouragement to travel to work/shops and services in a sustainable manner (not adding to carbon emissions).	Secondary/ indirect positive (+?)
Biodiversity	The West Sussex County Council ecologist has identified features of ecological interest (legally protected reptiles and bats) on or adjacent to the site. They have stated that an ecological survey will be required. Paragraph (f) of the policy requires this along with appropriate ecological enhancements incorporated into the development. No formal biodiversity related designations exist on or immediately adjacent to the site.	Possible positive (+)
Countryside and Historic Environment	The site is within the designated built up area boundary for Burgess Hill, hence it does not lie within a strategic gap or a countryside area of development restraint. Features of archaeological interest have been identified on or adjacent to the site. There are no listed buildings on site, although a conservation area does lie immediately to the north west, which the development of this site may impact upon (possible short term negative impact). For this reason paragraph (e) has been included within the policy to mitigate against any potential impact on this valued area of townscape. Overall, a positive impact on the countryside objective and a possible negative impact on the historic environment objective - a neutral score.	Neutral (0)
Road Congestion and Pollution	With many services and facilities being within walking distance to the site and a choice of modes of transport available in the area the need to utilise the private car will be minimised - an indirect/secondary positive impact. Paragraphs (b), (d) and (h) of the policy and general infrastructure contributions should improve sustainable transport facilities in the immediate area of this site. WSCC Highways have stated that deficiencies exist on the transport network on the corridors of movement to and from the site. Paragraphs (c) and (h) of the policy should help to address these deficiencies.	Possible positive (+?)

Sustainably produced and / or local products	The impact of this proposed allocation on this sustainability objective is unknown.	Neutral (0)
Waste	There are several recycling banks within the town with the nearest being at The Railway Tavern on Station Road. In addition a door-by-door recycling collection is operated District wide. It is not possible to determine the effect of allocating this site for housing on the other indicators.	Secondary/ indirect positive (+?)
Water quality	Paragraph (g) of the policy will ensure that the required upgrades to the sewerage infrastructure (in particular the off-site sewers) will be in place to serve this development. South East Water has indicated that there is sufficient water supply to serve any housing development on this site.	Neutral (0)
Energy efficiency	The impact of this proposed allocation on this sustainability objective is unknown.	Neutral (0)
Employment	The site is located within Burgess Hill, an employment centre. The site will be solely for housing units and no employment units have been proposed at this time. In the short term there will be employment opportunities as a result of the development of this site.	Possible positive (+?)
Economic growth	The WSCC Structure Plan states that new housing, along with measures to increase the productivity and skills of the local workforce, will allow the economy of the County to grow and adapt. With this being the case any new housing should be seen as contributing towards economic growth. Development of this site would not result in the loss of any employment land or premises.	Positive (+)
Sustainable tourism sector	Facilities or features that attract visitors to the area would not be lost as a result of developing this site. However, it is extremely unlikely that development of this site would result in attracting more visitors to the area.	Neutral (0)

### Policy SSH/14

Land at Keymer Tile Works (approximately 19.2 hectares), is allocated for residential development. At a density of 30-50 dwellings per hectare on the developable area, this site could accommodate around 475 dwellings (250 in phase 1).

In addition to general policy requirements and contributions to necessary infrastructure provision, development will be subject to the following:

- a) development to be phased such that no Phase 1 dwellings are to be occupied before 31<sup>st</sup> March 2011, and no Phase 2 dwellings are to be occupied before 31<sup>st</sup> March 2016;
- b) the provision of affordable housing to meet locally identified needs, in accordance with Mid Sussex Local Plan Policy H4, or any replacement policy in the Local Development Framework;
- c) the provision of a satisfactory access point to the site for motor vehicles, cyclists and pedestrians from Kingsway with additional access points for motor vehicles, cyclists and pedestrians from Curf Way and Wyvern Way and for cyclists and pedestrians from Nye Road;

- d) the preparation and submission of an up to date Transport Assessment and Travel Plan to include the consideration of the cumulative impact of this and the SSH/16 allocation in eastern Burgess Hill and to assist in the identification of any necessary off-site transport improvements;
- e) the provision of a comprehensive package of significant highway improvements to serve the local area;
- f) a comprehensive contamination risk assessment;
- g) the retention and protection of significant landscape features within the site and along the site's boundaries;
- h) an Environmental Impact Assessment;
- i) an ecological survey to be carried out and appropriate mitigation and enhancement measures to be undertaken;
- j) the provision of adequate surface water and foul water drainage capacity;
- k) flood risk arising from fluvial flooding shall be assessed in accordance with Planning Policy Statement 25 to include a 20% allowance for climate change and any areas identified as high risk through that exercise will be excluded from built development; the remaining land will be the subject of a flood risk assessment to determine what other sources of flood risk, including surface water, may exist and what mitigation strategy is necessary, to include the use of suitable sustainable drainage systems;
- l) the provision of community facilities and a primary health care practice; and
- m) the provision of public open space and leisure facilities.

SUSTAINABILITY OBJECTIVES	IMPACT OF POLICY	
Sustainably constructed & affordable homes	This site is expected to deliver 475 dwellings, which will significantly aid in the District Council's housing delivery targets. By taking into account the requirements of Policy H4 of the adopted Local Plan, 142 of these dwellings would be classed as affordable housing (this figure could be higher if this policy is replaced by a policy requiring a higher percentage of affordable housing).	Positive (+)
Risk of Flooding	A small part of the site is within the 1 in 100 year floodplain for the River Adur. The Environment Agency have stipulated that a flood risk assessment will be required to examine the full extent of the flood risk area, hence this is a policy requirement (paragraph (k)) and any land identified as at risk from flooding would be excluded from the development. This assessment will also have to take account of drainage issues and address the problems that currently exist, preferable through the use of SuDS.	Possible positive (+?)
Human health & well being	The development of this site will not result in the loss of health facilities, and the site is only located approx 1.4km from the nearest health facilities - this is within the 2km target for this indicator. In addition, the implementation of paragraph (l) of the policy will result in the delivery of a new health facility within the development site. With regards to having accessible greenspace within 300 metres, there is a recreation field approximately 300 metres to the south of the site as well as other areas to the north.	Positive (+)
Educational opportunities	Both primary and secondary schools are located within the town and in relative close proximity of this site. Hence, these facilities will be relatively accessible to the housing that will be developed.	Secondary/ indirect positive (+?)

Crime resistant communities	The impact of this proposed allocation on this sustainability objective is unknown. The impact will be determined at the design stage of the development.	Neutral (0)
Community services, recreation and leisure facilities	The housing site would be within 100m of local shops, 1.5km of main town centre shops, 300m of public open space and 2.8km from the Triangle Leisure Centre - all relatively accessible. WSCC Highways have also stated that the site is well located in relation to services and facilities. Paragraphs (l) and (m) of the policy will result in the provision of community facilities, public open space and leisure facilities as part of the overall development.	Positive (+)
Efficient use of land	Development of this site will at least meet the minimum density requirement, as set out in PPS3. However, the indicators relating to the use of previously developed land will be adversely affected by the majority of this allocation, which has been classed as greenfield land – this is the case for all the greenfield allocations.	Negative (-)
Air quality	WSCC Highways stated that the site is well located to services/facilities. Taking this into consideration and the fact that the site is well served by public transport will mean that the need to utilise the private car will be minimised – this should ensure against a significant deterioration in air quality in the area.	Neutral (0)
Climate Change	Through the implementation of paragraph (k) of the policy, all built development should avoid areas at risk to flooding, hence the development would be prepared for one of the impacts of climate change, increased flood events. Due to the sites relative close proximity to employment areas, town centre retail, services and public transport provision, there will be encouragement to travel to work/shops and services in a sustainable manner (not adding to carbon emissions).	Secondary/ indirect positive (+?)
Biodiversity	Part of the site is designated as an SNCI and has a protected amphibian population. As part of the policy requirements an ecological survey (as well as an Environmental Impact Assessment) will be required, which will include the implementation of appropriate mitigation and enhancement measures. This requirement should minimise any potential adverse impacts on the SNCI. In addition, it is worth noting that if the site is restored as a lake (which an existing Interim Development Order requires), much of the present habitat associated with this SNCI would be destroyed. Therefore, the development of this site for housing is seen as more beneficial in biodiversity terms.	Possible negative (-?)
Countryside and Historic Environment	The site is within the designated built up area boundary for Burgess Hill, hence it does not lie within a strategic gap or a countryside area of development restraint and by developing the site there will be no loss of countryside. There are no listed buildings on or immediately adjacent to the site. In the long term, development of this site may result in improvements to the townscape of this area.	Positive (+)
Road Congestion and Pollution	With many services and facilities being within walking distance to the site and a choice of modes of transport available in the area the need to utilise the private car will be minimised - an indirect/secondary positive impact. Paragraphs (c) and (d) of the policy and general infrastructure contributions should improve sustainable transport facilities in the immediate area of this site. WSCC Highways have stated that they have serious concerns about the impact of 475 units on traffic generation and have stated a comprehensive package of highway improvements in the surrounding area would be required. Implementation of paragraphs (d) and (e) of the policy should provide this comprehensive package of highway improvements.	Possible positive (+?)
Sustainably produced and / or local products	The impact of this proposed allocation on this sustainability objective is unknown.	Neutral (0)

Waste	There are several recycling banks within the town with the nearest being at The Railway Tavern on Station Road. In addition a door-by-door recycling collection is operated District wide. It is not possible to determine the effect of allocating this site for housing on the other indicators that are of relevance to this objective.	Secondary/ indirect positive (+?)
Water quality	Paragraph (j) of the policy will ensure that the required upgrades to the sewerage infrastructure (in particular the off-site sewers) will be in place to serve this development. South East Water has indicated that there is sufficient water supply to serve any housing development on this site. Paragraph (f) of the policy requires a contamination risk assessment to be undertaken. Any contaminants found would be expected to be remediated, thereby reducing the risk of contaminants entering controlled waters.	Neutral (0)
Energy efficiency	The impact of this proposed allocation on this sustainability objective is unknown.	Neutral (0)
Employment	The site is located within Burgess Hill, an employment centre, meaning that job opportunities will be in close proximity to the site. At present the site has an employment generating use, although this is some what limited by the remaining clay reserves. Short term employment opportunities will arise through the redevelopment of this site. In the long term there are likely to be a few employment generating uses within the development (e.g. health centre, local shop).	Possible positive (+?)
Economic growth	The WSCC Structure Plan states that new housing, along with measures to increase the productivity and skills of the local workforce, will allow the economy of the County to grow and adapt. With this being the case any new housing should be seen as contributing towards economic growth. Development of this site would result in the loss of a business, although due to the nature of the business it would be required to cease in a few years time. Some businesses may be incorporated into this housing development.	Positive (+)
Sustainable tourism sector	Facilities or features that attract visitors to the area would not be lost as a result of developing this site. However, it is extremely unlikely that development of this site would result in attracting more visitors to the area.	Neutral (0)

### Policy SSH/15

Land north of Maltings Park, Burgess Hill (approximately 3 hectares), is allocated for residential development. At a density of 35 dwellings per hectare (gross) or about 45 dwellings per hectare (net) this site could accommodate around 105 dwellings.

In addition to general policy requirements and contributions to necessary infrastructure provision development will be subject to the following:

- a) the provision of affordable housing to meet locally identified needs, in accordance with Mid Sussex Local Plan Policy H4, or any replacement policy in the Local Development Framework;
- b) the provision of satisfactory access to the site for motor vehicles, cyclists and pedestrians from Woodpecker Crescent;
- c) provision of a comprehensive landscaping scheme paying particular attention to the north and west boundaries and to the retention of protected trees;
- d) an ecological survey to be carried out and appropriate mitigation and enhancement measures to be undertaken, (particularly around Pookbourne Stream), including the incorporation of ecological features of interest into the design of the development;

- e) provision of adequate foul and surface water infrastructure, prior to the occupation of any dwellings, which does not cause a detrimental impact to any local watercourse;
- f) a flood risk assessment should be undertaken in accordance with Planning Policy Guidance Note 25, to determine the appropriate form of sustainable drainage system, likely to be in the form of an attenuation type system. The flood risk assessment will also need to assess the potential for future flooding from the adjacent watercourse with a 20% allowance for climate change with any areas at risk of flooding to be kept free of built development;
- g) upgrade of existing public right of way to provide a pedestrian / cycleway route from Southway to Robin Road/York Road; and
- h) no dwelling shall be sited within 40m of the eastern boundary with the adjacent industrial estate.

SUSTAINABILITY OBJECTIVES	IMPACT OF POLICY	
Sustainably constructed & affordable homes	This site is expected to deliver 105 dwellings, which will aid in the District Council's housing delivery targets. By taking into account the requirements of Policy H4 of the adopted Local Plan, 31 of these dwellings would be classed as affordable housing (this figure could be higher if this policy is replaced by a policy requiring a higher percentage of affordable housing).	Positive (+)
Risk of Flooding	The Environment Agency have stated that as a watercourse abuts the southern boundary of the site a flood risk assessment will need to be undertaken to assess the flood risk to the site. Hence, there is a policy requirement for this to be undertaken (paragraph (f) of the policy). Implementation of this part of the policy will mean that no built development is placed at risk from flooding. This part of the policy should ensure the effective implementation of SuDS, thereby avoiding an increase in the risk of flooding further downstream from this site.	Positive (+)
Human health & well being	The development of this site would not result in the loss of health facilities, and the site is only located approx 1.3km from the nearest health facilities - this is within the 2km target for this indicator. In addition a new health facility is planned on York Road, which is immediately to the south of this site. With regards to having accessible greenspace within 300 metres, there is an area of open space immediately to the north of the site – well within the target for this indicator.	Positive (+)
Educational opportunities	A primary school is located approximately 1.5 km from the site (Manor Field). The nearest secondary school is approximately 1.6km away (Oakmeeds) - hence, both facilities are relatively accessible to this site and are within 30 minutes public transport time.	Secondary/ indirect positive (+?)
Crime resistant communities	The impact of this proposed allocation on this sustainability objective is unknown. The impact will be determined at the design stage of the development.	Neutral (0)
Community services, recreation and leisure facilities	The site is within 500m of local shops, 1.5 km of the main town centre shops, approximately 100m from the nearest public open space/recreational fields and 1.8 km from the towns main community/sports centre (The Triangle)) - all very accessible. WSCC Highways have also stated that the site is well located with regard to services and facilities.	Positive (+)
Efficient use of land	Development of this site will exceed the minimum density requirement, as set out in PPS3. However, the indicators relating to the use of previously developed land will be adversely affected by this allocation – this is the case for all the greenfield allocations.	Negative (-)

Air quality	WSSC Highways stated that the site is well located to services/facilities. Taking this into consideration and the fact that the site is well served by public transport will mean that the need to utilise the private car will be minimised – this should ensure against a significant deterioration in air quality in the area.	Neutral (0)
Climate Change	Through the implementation of paragraph (f) of the policy, all built development should avoid areas at risk to flooding, hence the development would be prepared for one of the impacts of climate change, increased flood events. Due to the sites relative close proximity to employment areas, town centre retail, services and public transport provision, there will be encouragement to travel to work/shops and services in a sustainable manner (not adding to carbon emissions).	Secondary/ indirect positive (+?)
Biodiversity	The West Sussex County Council ecologist has identified features of ecological interest (legally protected reptiles, bats and badgers) on or adjacent to the site. They have stated that an ecological survey will be required. Paragraph (d) of the policy requires this along with appropriate ecological enhancements incorporated into the development, particularly around the Pookbourne Stream. No formal biodiversity related designations exist on or immediately adjacent to the site.	Possible positive (+?)
Countryside and Historic Environment	The site is within the designated built up area boundary for Burgess Hill, hence it does not lie within a strategic gap or a countryside area of development restraint. The site does not lie within an AONB. There are no listed buildings or conservation areas on or immediately adjacent to the site.	Possible positive (+?)
Road Congestion and Pollution	With many services and facilities being within walking distance to the site and a choice of modes of transport available in the area the need to utilise the private car will be minimised - an indirect/secondary positive impact. Paragraphs (b) and (g) of the policy and general infrastructure contributions should improve sustainable transport facilities in the immediate area of this site. In particular, paragraph (g) should facilitate ease of pedestrian/cyclist movement from this site and into the town centre.	Positive (+)
Sustainably produced and / or local products	The impact of this proposed allocation on this sustainability objective is unknown.	Neutral (0)
Waste	There are several recycling banks within the town, including the facility at The Railway Tavern on Station Road. In addition a door-by-door recycling collection is operated District wide. It is not possible to determine the effect of allocating this site for housing on the other indicators that relate to this objective.	Secondary/ indirect positive (+?)
Water quality	Paragraph (e) of the policy will ensure that the required upgrades to the sewerage infrastructure will be in place to serve this development. South East Water has indicated that there is sufficient water supply to serve any housing development on this site.	Neutral (0)
Energy efficiency	The impact of this proposed allocation on this sustainability objective is unknown.	Neutral (0)
Employment	The site is located within Burgess Hill, an employment centre. The site will be solely for housing units and no employment units have been proposed at this time. In the short term there will be employment opportunities as a result of the development of this site. However, development of this site for housing may compromise the future provision of long term jobs due to the loss of the employment land allocation.	Neutral (0)
Economic growth	Although development of this site would result in the loss of an employment allocation it would not result in the loss of current employment land or premises. Hence it can be stated that developing this site for housing may compromise the future delivery of commercial and office floorspace.	Possible negative (-?)
Sustainable tourism sector	Facilities or features that attract visitors to the area would not be lost as a result of developing this site. However, it is extremely unlikely that development of this site would result in attracting more visitors to the area.	Neutral (0)

## Policy SSH/16

Land adjacent to Manor Road, Burgess Hill (approximately 4.1 hectares) is allocated for residential development. At a density of 30 dwellings per hectare, this site could accommodate around 123 dwellings.

In addition to general policy requirements and contributions to necessary infrastructure provision, development will be subject to the following:

- a) development to be phased such that no dwellings are to be occupied before 31<sup>st</sup> March 2011;
- b) the provision of affordable housing to meet locally identified needs, in accordance with Mid Sussex Local Plan Policy H4, or any replacement policy in the Local Development Framework;
- c) the preparation and submission of a Transport Assessment to include the consideration of the cumulative impact of this and the SSH/14 allocation in eastern Burgess Hill and to assist in the identification of any necessary off-site highway improvements;
- d) the provision of satisfactory access to the site for motor vehicles, cyclists and pedestrians from Manor Road with possible additional / emergency access from Welbeck Drive if required;
- e) the provision of a comprehensive landscaping scheme paying particular attention to the north and west boundaries;
- f) the retention and protection of existing landscape features along the site boundaries with on-going maintenance programmed as part of the development;
- g) an ecological survey to be carried out and appropriate mitigation and enhancement measures to be undertaken;
- h) the provision of adequate foul and surface water infrastructure, prior to the occupation of any dwellings, which does not cause a detrimental impact to any local watercourse; and
- i) a flood risk assessment should be undertaken in accordance with Planning Policy Guidance Note 25, to determine the appropriate form of sustainable drainage system, likely to be in the form of an attenuation type system. The flood risk assessment will also need to assess the potential for future flooding from the adjacent watercourse with a 20% allowance for climate change with any areas at risk of flooding to be kept free of built development.

SUSTAINABILITY OBJECTIVES	IMPACT OF POLICY	
Sustainably constructed & affordable homes	This site is expected to deliver 123 dwellings, which will aid in the District Council's housing delivery targets. By taking into account the requirements of Policy H4 of the adopted Local Plan, 37 of these dwellings would be classed as affordable housing (this figure could be higher if this policy is replaced by a policy requiring a higher percentage of affordable housing).	Positive (+)
Risk of Flooding	An area of Flood Zone 2 and 3 is immediately to the south of the allocation. As a result of this a Flood Risk Assessment will be required (which will need to include an allowance for climate change) when an application is submitted on this site. Hence, there is a policy requirement for this to be undertaken (paragraph (i) of the policy). Implementation of this part of the policy will mean that no built development is placed at risk from flooding. This	Positive (+)

	part of the policy should also ensure the effective implementation of SuDS, thereby avoiding an increase in the risk of flooding further downstream from this site.	
Human health & well being	The development of this site would not result in the loss of health facilities. The site is located approx 2.75km from the nearest health facilities - this is slightly outside the 2km target for this indicator – a negative impact. However, a health facility is planned to be incorporated into the proposed housing development at Keymer Tile Works, located less than 1km away. With regards to having accessible greenspace within 300 metres, the recreation ground to the south of Janes Lane will supply this – a positive impact.	Positive (+)
Educational opportunities	A primary school is located within 275 metres of the site. A secondary school (Oakmeeds) is within 3km of the site. Hence, both facilities will be relatively accessible to any housing on this site.	Secondary/ indirect positive (+?)
Crime resistant communities	The impact of this proposed allocation on this sustainability objective is unknown. The impact will be determined at the design stage of the development.	Neutral (0)
Community services, recreation and leisure facilities	The site is within 850m of local shops, 2.5km of main town centre shops, 275m of public open space/recreational fields and 3.5km from the Triangle Leisure Centre - all relatively accessible. In addition, WSCC Highways have stated that the site is well located in relation to services and facilities. The provision of community services and recreation and leisure facilities through the development of this site is not mentioned.	Positive (+)
Efficient use of land	Development of this site will at least meet the minimum density requirement, as set out in PPS3. However, the indicators relating to the use of previously developed land will be adversely affected by this allocation, which has been classed as greenfield land – this is the case for all the greenfield allocations.	Negative (-)
Air quality	WSCC Highways stated that the site is well located to services/facilities. Taking this into consideration and the fact that the site is well served by public transport will mean that the need to utilise the private car will be minimised – this should ensure against a significant deterioration in air quality in the area.	Neutral (0)
Climate Change	Through the implementation of paragraph (i) of the policy, all built development should avoid areas at risk to flooding, hence the development would be prepared for one of the impacts of climate change, increased flood events. Due to the sites relative close proximity to employment areas, town centre retail, services and public transport provision, there will be encouragement to travel to work/shops and services in a sustainable manner (not adding to carbon emissions).	Secondary/ indirect positive (+?)
Biodiversity	Neither English Nature or the WSCC Ecologist have identified any features that may be of ecological interest on this site. No formal designations exist on or adjacent to this site. Despite this paragraph (g) of the policy requires an ecological survey to be undertaken with appropriate enhancements incorporated into the development.	Possible positive (+?)
Countryside and Historic Environment	The site is not within a strategic gap, or any areas designated for their landscape value. However, there are trees and hedges on the site, which add to the areas landscape value. Paragraphs (e) and (f) of the policy should ensure these features are retained. Approximately 4.1 hectares of countryside area, which is designated as 'Countryside Area of Development Restraint' in the Local Plan would be lost as a result of this allocation. There are no listed buildings on or immediately adjacent to the site. Features of archaeological interest have been identified on or adjacent to the site.	Possible negative (-?)

Road Congestion and Pollution	With many services and facilities being within walking distance to the site and a choice of modes of transport available in the area the need to utilise the private car will be minimised - an indirect/secondary positive impact. Paragraphs (c) and (d) of the policy and general infrastructure contributions should improve sustainable transport facilities in the immediate area of this site. WSCC Highways have stated that deficiencies exist on the transport network on the corridors of movement to and from the site. Paragraph (c) of the policy should help to address these deficiencies.	Possible positive (+?)
Sustainably produced and / or local products	The impact of this proposed allocation on this sustainability objective is unknown.	Neutral (0)
Waste	There are several recycling banks within the town with the nearest being on Maple Drive. In addition a door-by-door recycling collection is operated District wide. It is not possible to determine the effect of allocating this site for housing on the other indicators for this objective.	Secondary/ indirect positive (+?)
Water quality	Paragraph (h) of the policy will ensure that the required upgrades to the sewerage infrastructure, in particular to a pumping station and sewers, will be in place to serve this development. South East Water has indicated that there is sufficient water supply to serve any housing development on this site.	Neutral (0)
Energy efficiency	The impact of this proposed allocation on this sustainability objective is unknown.	Neutral (0)
Employment	The site is located adjacent to Burgess Hill, an employment centre. The site will be solely for housing units and no employment units have been proposed at this time. In the short term there will be employment opportunities as a result of the development of this site.	Possible positive (+?)
Economic growth	The WSCC Structure Plan states that new housing, along with measures to increase the productivity and skills of the local workforce, will allow the economy of the County to grow and adapt. With this being the case any new housing should be seen as contributing towards economic growth. Development of this site would not result in the loss of any employment land or premises.	Positive (+)
Sustainable tourism sector	Facilities or features that attract visitors to the area would not be lost as a result of developing this site. However, it is extremely unlikely that development of this site would result in attracting more visitors to the area.	Neutral (0)

### Policy SSH/17

Land west of Mackie Avenue, Hassocks, (as an extension to the existing site allocated under policy KH2 of the Local Plan 2004 - approximately 7 hectares in total), is allocated for residential development. At a density of 35 dwellings per hectare, this site could accommodate around 130 additional dwellings (total for whole site 250 dwellings).

In addition to general policy requirements, and contributions to necessary infrastructure provision, development will be subject to the following:

- a) the provision of affordable housing to meet locally identified needs, in accordance with Mid Sussex Local Plan Policy H4, or any replacement policy in the Local Development Framework;

- b) the provision of satisfactory access to the site for motor vehicles, cyclists and pedestrians from Mackie Avenue with emergency access from Woodland Road;
- c) provision of a pedestrian/ cycleway access from Woodland Road and Queen's Drive/Grand Avenue;
- d) provision of informal public open space including existing woodland along the southern boundary of the site;
- e) retention of the existing woodland alongside the railway line;
- f) traffic calming measures in Grand Avenue and other local roads;
- g) an ecological survey to be carried out and appropriate mitigation and enhancement measures to be undertaken;
- h) provision of adequate foul and surface water infrastructure prior to the occupation of any dwellings, which does not cause a detrimental impact to any local watercourse, including the upgrading of Hurstpierpoint pumping station;
- i) land to the north of the development to be laid out as informal open space; and
- j) in accordance with Planning Policy Statement 25, a flood risk assessment to determine the appropriate form of sustainable drainage system, likely to be in the form of an attenuation type system.

SUSTAINABILITY OBJECTIVES	IMPACT OF POLICY	
Sustainably constructed & affordable homes	This site is expected to deliver 130 dwellings, which will aid in the District Council's housing delivery targets. By taking into account the requirements of Policy H4 of the adopted Local Plan, 39 of these dwellings would be classed as affordable housing (this figure could be higher if this policy is replaced by a policy requiring a higher percentage of affordable housing).	Positive (+)
Risk of Flooding	The Environment Agency and the District Council's Strategic Flood Risk Assessment have not identified the site as being at risk of flooding - it can therefore be presumed that the proposed housing will not be located in a flood risk area. Paragraph (j) of the policy should ensure the effective implementation of SuDS, thereby avoiding an increase in the risk of flooding further downstream from this site.	Positive (+)
Human health & well being	The development of this site would not result in the loss of health facilities, and the site is only located approx 800 metres from the nearest health facilities - this is within the 2km, target for this indicator. With regards to having accessible greenspace within 300 metres, the proposed open space provision immediately to the north of the site will meet this target.	Positive (+)
Educational opportunities	Both a primary school (Windmills Primary School) and a Secondary School (Downlands) are located within 800 metres of the site. Hence, both facilities will be relatively accessible to any housing on this site.	Secondary/ indirect positive (+?)
Crime resistant communities	The impact of this proposed allocation on this sustainability objective is unknown. The impact will be determined at the design stage of the development.	Neutral (0)
Community services, recreation and leisure facilities	Development of this site would not result in the loss of any existing services and facilities. The development would result in the creation of a recreation area, north of the housing, although part of the current Local Plan allocation for recreation would be lost. The site is within 500 metres of local shops, less than 100 metres away from public open space/recreational fields and 7km away from the nearest Leisure Centre.	Positive (+)

Efficient use of land	Development of this site will at least meet the minimum density requirement, as set out in PPS3. However, the indicators relating to the use of previously developed land will be adversely affected by this allocation, which has been classed as greenfield land – this is the case for all the greenfield allocations.	Negative (-)
Air quality	WSCC Highways stated that the site is well located to services/facilities. Taking this into consideration and the fact that the site is well served by public transport will mean that the need to utilise the private car will be minimised – this should ensure against a significant deterioration in air quality in the area.	Neutral (0)
Climate Change	The site avoids areas at risk to flooding, hence the development would be prepared for one of the impacts of climate change, increased flood events. Due to the sites relative ease of accessibility to employment areas, local and town centre retail, services and public transport provision, there will be encouragement to travel to work/shops and services in a sustainable manner (not adding to carbon emissions).	Secondary/ indirect positive (+?)
Biodiversity	Neither English Nature or the WSCC Ecologist have identified any features that may be of ecological interest on this site. No formal designations exist on or adjacent to this site. Despite this paragraph (g) of the policy requires an ecological survey to be undertaken with appropriate enhancements incorporated into the development.	Possible positive (+?)
Countryside and Historic Environment	The site is not within a strategic gap, or any areas designated for their landscape value. The site does though lie outside of the built up area boundary for Hassocks and approximately 7 hectares of open farmland would be lost as a result of developing this site. There are no listed buildings or Conservation Areas on or immediately adjacent to the site. Features of archaeological interest have been identified on or adjacent to the site.	Possible negative (-?)
Road Congestion and Pollution	With many services and facilities being within walking distance to the site and a choice of modes of transport available in the area the need to utilise the private car will be minimised - an indirect/secondary positive impact. Paragraph (c) of the policy and general infrastructure contributions should improve sustainable transport facilities in the immediate area of this site. WSCC Highways have stated that deficiencies exist on the transport network on the corridors of movement to and from the site. Paragraphs (b) and (f) of the policy should help to address these deficiencies.	Possible positive (+?)
Sustainably produced and / or local products	The impact of this proposed allocation on this sustainability objective is unknown.	Neutral (0)
Waste	There is a recycling bank at Dale Avenue Car Park, approximately 1km from the site. In addition a door by door recycling collection is operated District wide. It is not possible to determine the effect of allocating this site for housing on the other indicators.	Secondary/ indirect positive (+?)
Water quality	Paragraph (h) of the policy will ensure that the required upgrades to the sewerage infrastructure, in particular the upgrading of Hurstpierpoint pumping station, will be in place to serve this development. South East Water has indicated that there is sufficient water supply to serve any housing development on this site.	Neutral (0)
Energy efficiency	The impact of this proposed allocation on this sustainability objective is unknown.	Neutral (0)
Employment	The site is within close proximity to the employment centres of Burgess Hill, Haywards Heath and Brighton - all of which are within 30 minutes travel time from the site. The site will be solely for housing units and no employment units have been proposed at this time. In the short term there will be employment opportunities as a result of the development of this site.	Possible positive (+?)

Economic growth	The WSCC Structure Plan states that new housing, along with measures to increase the productivity and skills of the local workforce, will allow the economy of the County to grow and adapt. With this being the case any new housing should be seen as contributing towards economic growth. Development of this site would not result in the loss of any employment land or premises.	Positive (+)
Sustainable tourism sector	Facilities or features that attract visitors to the area would not be lost as a result of developing this site. However, it is extremely unlikely that development of this site would result in attracting more visitors to the area.	Neutral (0)

### Policy SSH/18

Land adjoining Ashplats House and to the rear of 240-258 Holtye Road, East Grinstead (approximately 5.4 hectares) is identified as a reserve site for residential development if the Council concludes that its release is required to address a deficiency in housing supply that has been demonstrated by annual monitoring. At a density of 30 dwellings per hectare (net) this site could accommodate 140 dwellings.

In addition to general policy requirements, and contributions to necessary infrastructure provision, development will be subject to the following:

- a) the provision of affordable housing; to meet locally identified needs, in accordance with Mid Sussex Local Plan policy H4, or any replacement policy in the Local Development Framework;
- b) the provision of a satisfactory access to the site for motor vehicles, cyclists and pedestrians to Holtye Road via the War Memorial track to the west of the site with a secondary access to Stirling Way and pedestrian access to Fairlight Lane to which an emergency vehicular access may also be required;
- c) a contribution towards improved public transport provision;
- d) an ecological survey to be carried out and appropriate mitigation and enhancement measures to be undertaken;
- e) the protection of boundary trees and hedgerows to include the creation of a suitable landscaped buffer to the south of the site adjoining Ashplats Wood;
- f) a flood risk assessment should be undertaken in accordance with Planning Policy Statement 25, to determine the appropriate form of sustainable drainage system, likely to be in the form of an infiltration or combined infiltration/ attenuation type system;
- g) provision of adequate foul and surface water infrastructure, prior to the occupation of any dwellings, which does not cause a detrimental impact to any local watercourse; and
- h) the preparation and submission of a Transport Assessment and Travel Plan

SUSTAINABILITY OBJECTIVES	IMPACT OF POLICY	
Sustainably constructed & affordable homes	By having this policy in place will assist in the District Council's timely housing delivery if a shortfall in housing provision arises. If required, this site is expected to deliver 140 dwellings, which will aid in the District Council's housing delivery targets. By taking into account the requirements of Policy H4 of the adopted Local Plan, 42 of these dwellings would be classed as affordable housing (this figure could be higher if this policy is replaced by a policy requiring a higher percentage of affordable housing).	Positive (+)

Risk of Flooding	The Environment Agency and the District Council's Strategic Flood Risk Assessment have not identified the site as being at risk of flooding - it can therefore be presumed that any housing developed through this policy will not be located in flood risk areas. Paragraph (f) of the policy should secure the effective implementation of SuDS, thereby avoiding an increase in the risk of flooding further downstream from this site.	Positive (+)
Human health & well being	The development of this site would not result in the loss of health facilities, and the site is located approx 2km from the nearest health facilities - within the 2km target for this indicator. With regards to having accessible greenspace within 300 metres, Ashplats Wood, which has public footpaths running through it, is within 200 metres to the south west of the site.	Positive (+)
Educational opportunities	A primary school is located approximately 1.7 km from the site. The nearest secondary school is approximately 2.5km away. Hence, both facilities will be relatively accessible to any housing that is developed on this site.	Secondary/ indirect positive (+?)
Crime resistant communities	The impact of this proposed allocation on this sustainability objective is unknown. The impact will be determined at the design stage of the development.	Neutral (0)
Community services, recreation and leisure facilities	The site is within 700m of local shops, 2.2km of main town centre shops, approximately 1km from the nearest public open space/recreational fields (East Court) and adjacent to a public footpath that leads to Ashplats Wood - all relatively accessible. However, WSCC Highways have stated that the site is not well located with regard to services and facilities. The provision of community services and recreation and leisure facilities through any development of this site is not mentioned.	Neutral (0)
Efficient use of land	If this site is required to be developed for housing it will at least meet the minimum density requirement, as set out in PPS3. However, the indicators relating to the use of previously developed land will be adversely affected by this allocation, which has been classed as greenfield land – this is the case for all the greenfield allocations.	Negative (-)
Air quality	Although this site is located on the edge of East Grinstead it is some distance from the town centre. WSCC Highways have stated that the site is not accessible by a choice of modes of transport (although paragraph (c) of the policy will require improvements in public transport provision if the site is developed for housing) and is not well located with regard to services and facilities and therefore people would be more reliant on the use of the private vehicle - an indirect negative impact on air quality.	Secondary/ indirect negative (-?)
Climate Change	The site avoids areas at risk to flooding, hence the development would be prepared for one of the impacts of climate change, increased flood events. The site is in relative close proximity to employment areas although, as stated by WSCC Highways, it is not well located to a choice of modes of transport (paragraph (c) of the policy does require financial improvements to public transport provision). Occupants of any dwellings that are delivered through this allocation are likely to use the private car to access the town centre thereby contributing towards carbon emissions.	Neutral (0)
Biodiversity	The West Sussex County Council ecologist has identified features of ecological interest (legally protected reptiles and bats) on or adjacent to the site. They have stated that an ecological survey will be required. Paragraph (d) of the policy requires this along with appropriate ecological enhancements incorporated into the development. Ashplats Wood SNCI is immediately adjacent to part of the southern and part of the western boundary of the site. Along with paragraph (d), paragraph (e) of the policy should ensure against adverse impacts on this designation.	Neutral (0)

Countryside and Historic Environment	The site is not within a strategic gap, or any areas designated for their landscape value. The development of this site would involve the loss of approximately 5.4 hectares of countryside area, which is designated as 'Countryside Area of Development Restraint' in the Local Plan. The site is well screened by an existing tree screen, therefore making the impact on the countryside and adjacent AONB minimal. There are no reported archaeological monuments or finds or listed buildings on the site, although to the north is a designated area of townscape character.	Possible negative (-?)
Road Congestion and Pollution	The site is not accessible by a choice of modes of transport and is not well located with regard to services and facilities, according to WSCC Highways. They have though stated that no deficiencies exist on the transport network and corridors of movement to/from the site. Paragraphs (b), (c) and (h) of the policy should improve sustainable transport measures to and from the site.	Neutral (0)
Sustainably produced and / or local products	The impact of this proposed allocation on this sustainability objective is unknown.	Neutral (0)
Waste	There are several recycling banks within the town with the nearest being on Railway Approach. In addition a door-by-door recycling collection is operated District wide. It is not possible to determine the effect of allocating this site for housing on the other indicators.	Secondary/ indirect positive (+?)
Water quality	Paragraph (g) of the policy will ensure that the required upgrades to the sewerage infrastructure will be in place to serve any development of this site. South East Water has indicated that there is sufficient water supply to serve any housing development on this site.	Neutral (0)
Energy efficiency	The impact of this proposed allocation on this sustainability objective is unknown.	Neutral (0)
Employment	The site is located adjacent to East Grinstead, an employment centre. The site will be solely for housing units, if required, and no employment units have been proposed at this time. In the short term there will be employment opportunities as a result of the development of this site.	Possible positive (+?)
Economic growth	The WSCC Structure Plan states that new housing, along with measures to increase the productivity and skills of the local workforce, will allow the economy of the County to grow and adapt. With this being the case any new housing should be seen as contributing towards economic growth. Development of this site would not result in the loss of any employment land or premises.	Positive (+)
Sustainable tourism sector	Facilities or features that attract visitors to the area would not be lost as a result of developing this site. However, it is extremely unlikely that development of this site would result in attracting more visitors to the area.	Neutral (0)

## **CUMULATIVE AND SYNERGISTIC IMPACTS AND THEIR SUGGESTED MITIGATION MEASURES**

- 7.4 Whilst some of the allocations, which have been appraised on the previous pages, may individually have a minor impact on the current social, economic and environmental baseline of the district, collectively they may have a much larger impact. As part of this appraisal, the cumulative and synergistic impacts of the policy allocations have been determined. There are a number of uncertainties involved in the assessment of cumulative and synergistic effects especially when considering the effects over the time scale of the plan. It has therefore been necessary to use professional judgement when determining the likely impacts. The following paragraphs describe some of these cumulative and synergistic impacts and how they have been mitigated against when the impact is negative.
- 7.5 The housing allocations combined unsurprisingly have a very positive impact on the sustainably constructed and affordable homes objective (number 1). Also on the positive impacts, the allocations combined should assist in meeting the objectives concerning employment and economic growth.
- 7.6 As a result of a number of the policy requirements associated with each allocation a number of potential cumulative negative impacts on certain sustainability objectives have been avoided or mitigated against. For instance, all the allocations have a requirement that there is the provision of adequate foul and surface water infrastructure, prior to the occupation of any dwellings, which does not cause a detrimental impact to any local watercourse. By having this policy requirement has avoided a significant cumulative negative impact on the sustainability objective that relates to water quality.
- 7.7 Some adverse cumulative impacts that are likely to occur include the increased levels of waste and the increased use of water. Many of these cumulative and synergistic impacts are likely to occur at both the construction and operation stages of development and will therefore be short and long term impacts.

## **OTHER MITIGATION MEASURES**

- 7.8 One of the main purposes of this Sustainability Appraisal is to attempt to predict the effects of the Small Scale Housing Allocations Development Plan Document in social, economic and environmental terms. In doing this, judgments have been made on the effects for each sustainability objective. The following paragraphs deal with some of the mitigation measures to reduce or offset the site specific negative effects on some of the objectives. Several of the other mitigation measures have been detailed in the site assessment tables on the previous pages.
- 7.9 The majority of the mitigation measures identified have been in the form of policy requirements relating to the allocations (e.g. the policy requirement to undertake an ecological survey and incorporate ecological enhancements into the development mitigates against any potential negative impacts on the biodiversity objective). In addition, mitigation has also involved amendments to the policies or clarification being given in the supporting text for the allocation. Existing policies in the adopted Local Plan have also mitigated against some of the adverse impacts identified for some of the sites. For

instance, Policy B1 (Design) should assist in mitigating any adverse impacts a housing site would have on the existing landscape or townscape of an area.

- 7.10 There are significant impacts on certain sustainability objectives that are difficult to mitigate against. One such negative impact is that caused by all the greenfield housing allocations on the efficiency of land objective. The reason for this is that one of the indicators relating to this objective concerns the percentage of residential development on brownfield land. This impact can not easily be avoided as higher level policy requires a certain number of dwellings to be developed on small scale greenfield sites during the plan period. However, to ensure that this adverse impact is not made worse the District Council will continue to promote a significant amount of housing development on previously developed land (as shown by such sites that have been allocated in the housing document) and by ensuring that new housing development meets the required density levels as set by the Government.
- 7.11 Overall, the Council consider that the negative impacts, whether short-term or long-term, cumulative, synergistic or site specific have been mitigated against as far as possible at this policy stage. Any further negative impacts, which have not been previously identified, that arise at the development or operation stage will be attempted to be mitigated against. Hence, it is important that the implementation of the housing document is closely monitored.

## **8.0 Monitoring**

### **PROPOSALS FOR MONITORING**

- 8.1 The effects of implementing the Small Scale Housing Allocations Document will need to be monitored to identify any unforeseen, adverse effects and to allow for remediation action to take place. Questions that should be addressed through the monitoring process include;
- Whether the Sustainability Appraisal assumptions about housing allocation impacts are accurate?
  - Whether the Small Scale Housing Allocations Document is contributing towards meeting the sustainability objectives?
  - If there are any other effects from implementation of this document that need to be considered?
- 8.2 A monitoring framework has and will continue to be developed, based on the indicators linked to all the sustainability appraisal objectives. The findings of these indicators will help measure how well the plan contributes to sustainable development. The monitoring will take place on an annual basis, and published in the District Councils Annual Monitoring Report, prior to the end of December each year.
- 8.3 Where possible, the baseline data will be revised on an annual basis, and current gaps in data will be filled in over time once that data becomes available. Indicators will also be revised if considered necessary. It should be noted that there may be some indicators that cannot be measured annually, depending on the type and nature of the indicator and data source, and these will be monitored according to the timescales that are possible. For the full list of the current indicators and the data, where it is available, see Appendix B.

## **Appendix A – Review of Plans, Programmes, Policies, Strategies and Initiatives that have influenced the development of the Small Scale Housing Allocations Development Plan Document**

### **Introduction**

As required by Article 5(1) Annex 1 (a) and (e) of the Strategic Environmental Assessment Directive this appendix sets out the plans, policies, programmes, strategies and initiatives, which have informed the content of the Small Scale Housing Allocations Development Plan Document.

The Appendix is set out in six tables, one detailing plans, policies, strategies and guidance that covers General Sustainable Development principles, and then one table for each of the five guiding sustainable development principles:

- Ensuring a Strong, Healthy and Just Society
- Living Within Environmental Limits
- Achieving a Sustainable Economy
- Promoting Good Governance
- Using Sound Science Responsibly

There are a number of plans, policies, programmes, strategies and initiatives that cover one or more of the five headings; these have been placed in the general category where it is clear that they can impact on all of the five areas. For plans, policies, programmes, strategies and initiatives that could impact on one or two areas a decision has been made to include them in only one category.

Any conflicts, constraints and challenges, which may arise through the interpretation of the different policy documents, have been identified at the bottom of each table with an indication of how the housing document took them into account.

It should be noted that although some of the plans, policies, programmes, strategies and initiatives no longer exist or have been superseded (i.e. PPG3 has been replaced by PPS3), during the earlier stages in the production of the Small Scale Housing Allocations Document, such as the issues and options stage, these documents were used to inform the housing document and the Sustainability Appraisal process.

## General Sustainable Development

Name of document	Broad aims / relevant policies	Requirements of the document in relation to the Small Scale Housing Allocations Development Plan Document
The Johannesburg Declaration on Sustainable Development	Commitment to sustainability principles and the sustainable development agenda agreed at Rio de Janeiro Earth Summit in 1992.	Interpreted into national sustainable development strategies, which has informed the housing document.
European Spatial Development Perspective	Sustainable development of the European Union, balancing competitiveness with economic and social cohesion, conservation and management of natural resources and the cultural heritage.	Interpreted into national guidance, which has informed the housing document
"A Better Quality of Life" – A Strategy for Sustainable Development for the UK (1999)	<p>Sets out the Government's commitment and four key objectives to achieving sustainable development:</p> <ul style="list-style-type: none"> <li>▪ Social progress which recognises the needs of everyone</li> <li>▪ Effective protection of the environment</li> <li>▪ Prudent use of natural resources</li> <li>▪ Maintenance of high and stable levels of economic growth.</li> </ul> <p>This Strategy has been updated and superseded by Securing the Future: the UK Government Sustainable Development Strategy 2005. However, these key objectives have influenced many planning policy documents adopted since 1999.</p>	Interpreted into regional guidance and objectives and used to inform the sustainable objectives of the housing document.
Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents (November 2005)	Sets out guidance on how to prepare sustainability appraisals, incorporating the SEA Directive requirements, at a national level to accompany the development of Local Development Documents.	The Sustainability Appraisal must be fully integrated with the housing document and the emerging document must demonstrate that the findings of the sustainability work have been taken into account at each stage.
A Practical Guide to the Strategic Environmental Assessment Directive	Provides information and guidance on how to comply with the European Directive 2001/42/EC "on the assessment of the effects of certain plans and programmes on the environment."	The Sustainability Appraisal must fully integrate the SEA requirements.

Name of document	Broad aims / relevant policies	Requirements of the document in relation to the Small Scale Housing Allocations Development Plan Document
Planning and Compulsory Purchase Act 2004	Clause 38 places a duty on Local Authorities to contribute to the achievement of sustainable development.	Mid Sussex District Council is required to produce a Sustainability Appraisal to accompany certain planning documents including the housing document.
Town and Country Planning Act 1990	Set out the procedures for the preparation, approval and adoption of Development Plans and for the control of development.	Certain parts of the Act need to be adhered to in preparing the housing document.
Planning Policy Statement 1(PPS1) – Creating Sustainable Communities	Sets out the Government’s vision for creating sustainable communities through planning. The document highlights key policies and principles that should underpin the planning system to achieve sustainable development.	The housing document must integrate the five key sustainable development objectives. This Statement also requires planning authorities to have an open inclusive planning process, with clear community engagement and a positive approach to proactively managing development.
Planning Policy Statement 12 (PPS12) – Local Development Frameworks	Reiterates the four key sustainable objectives: <ul style="list-style-type: none"> <li>▪ Social progress which recognises the needs of everyone</li> <li>▪ Effective protection of the environment</li> <li>▪ Prudent use of natural resources</li> <li>▪ Maintenance of high and stable levels of economic growth.</li> </ul>	The housing document must have an integrated approach to the key objectives of sustainable development and positive planning to proactively manage development, clear visions for communities and an open inclusive planning process
Sustainable Communities for the South East: Building for the future	Sets out a programme of action on how the Government intends to achieve sustainable communities for all. It lists housing supply, affordability of housing and transport as the key strategic challenges for the southeast.	The issues raised and actions proposed will inform the housing document.
Emerging Regional Spatial Strategy – South East Plan	Set outs the planning framework and strategy for the region until 2026.	The housing document will need to be in conformity with this plan.

Name of document	Broad aims / relevant policies	Requirements of the document in relation to the Small Scale Housing Allocations Development Plan Document
West Sussex Structure Plan 2001-2016	<p>Sets out the strategic land use policy for West Sussex to 2016. The key aims are:</p> <ul style="list-style-type: none"> <li>▪ to meet the diverse needs of the communities and businesses</li> <li>▪ to protect distinctive character of West Sussex</li> <li>▪ to protect the environment and use of the natural resources and assets.</li> </ul>	<p>The Structure Plan has key requirements for the housing document including:</p> <ul style="list-style-type: none"> <li>▪ The provision of 6900 new dwellings in the period of 2006 to 2016, 450 of which need to be delivered on small scale greenfield sites.</li> </ul>
East Grinstead Strategic Development Area Action Plan – Pre Submission Document	<p>This document details options for the delivery of a strategic development that includes 2,500 new homes and a relief road on land to the west and southwest of East Grinstead.</p>	<p>The housing document should not compromise the delivery of this strategic development.</p>
Mid Sussex District Council – Sustainability Hierarchy of Settlements	<p>This technical paper identifies the most sustainable locations, in terms of settlements, for new development. All settlements within Mid Sussex are placed in one of four categories.</p>	<p>The content of this technical paper has informed the appraisal of options considered for the housing document.</p>
A Community Strategy for Mid Sussex	<p>Main aim is to improve the social, economic and environmental well-being of the Mid Sussex District and to improve the quality of life for everyone. There are six key objectives:</p> <ul style="list-style-type: none"> <li>▪ To maintain an attractive and healthy environment</li> <li>▪ To reduce crime and the fear of crime</li> <li>▪ To provide opportunity an access for all individuals to services</li> <li>▪ To meet social needs</li> <li>▪ To create a healthy environment and meet the health and social care needs of the community</li> <li>▪ To maintain a healthy and vibrant economy</li> </ul>	<p>The issues raised by this Strategy will and have informed the emerging objectives and Core Policies of the Local Development Framework.</p>

Name of document	Broad aims / relevant policies	Requirements of the document in relation to the Small Scale Housing Allocations Development Plan Document
Mid Sussex District Corporate Plan	<p>The main purpose of the Corporate Plan is to work in partnership for the well being of all in the community, with the areas of improvement under three themes:</p> <ul style="list-style-type: none"> <li>▪ Better Environment</li> <li>▪ Better Lives</li> <li>▪ Better Services</li> </ul>	<p>The housing document will reflect the issues highlighted by the Corporate Plan, and also contribute to achieving improvement within the three themes.</p>
Mid Sussex District Council Local Plan	<p>Adopted in 2004, this document sets out the planning policy framework for the district until replaced by the Local Development Framework.</p>	<p>In developing sites allocated for housing in the Small Scale Housing Allocations DPD, it is likely the developments will have to comply with Local Plan policies on subjects such as affordable housing, unless these policies are replaced within the Local Development Framework beforehand.</p>
Securing the Future: the UK Government Sustainable Development Strategy 2005	<p>The Strategy highlights the renewed international push for sustainable development from the World Summit on Sustainable Development in 2002 and details the Government's new approach towards sustainable development, in particular to the issue of climate change. In order to ensure the separate aims of sustainable development are integrated the following guiding principles have been created:</p> <ul style="list-style-type: none"> <li>• Living Within Environmental Limits</li> <li>• Ensuring a Strong, Healthy and Just Society</li> <li>• Achieving a Sustainable Economy</li> <li>• Promoting Good Governance</li> <li>• Using Sound Science Responsibly</li> </ul>	<p>The Strategy will impact upon all Government guidance (e.g. PPS's) that will be produced over the coming years, which will inform the Local Development Framework.</p>

## **Constraints, conflicts & challenges**

Sustainable Development has been placed at the centre of the new planning system. Legislation and guidance for planning and many other elements of sustainable development has been emerging for many years. It is essential that this is reflected in all Local Development Documents. The challenge is to ensure that it is easily understandable and that it is clear that economic, environmental and social considerations have been taken into account.

From the plans, policies, programmes, strategies and initiatives identified in the above table it is obvious that there is a significant amount of documentation advocating general sustainable development principles. The documents that should be given priority and the ones that are a material consideration in producing the housing document are the most recently published, for example the West Sussex Structure Plan.

## Ensuring a Strong, Healthy and Just Society

Name of document	Broad aims / relevant policies	Requirements of the document in relation to the Small Scale Housing Allocations Development Plan Document
Planning Policy Guidance Note 3 (PPG3) – Housing (as amended in January 2005)	This document sets out government policies relating to the provision of housing. Key principles include giving priority to previously developed land within urban areas in order to protect the countryside and green field land; efficient use of land; density standards. The document seeks to ensure a greater choice in housing is to be provided to meet the needs of the local community, including affordable housing and that housing is well designed with good public transport links in sustainable locations.	The housing document will ensure that the new housing has good public transport links in sustainable locations, accords with the recommended residential density and that the provision of affordable housing is met.
Planning Policy Statement 3 (PPS3) - Housing	This document sets out the Government's broad policy objectives for planning for housing in England, and the policies that it considers will help deliver these objectives. The Government's key objective is to ensure that everyone has the opportunity of living in a decent home, which they can afford, in a community where they want to live.	The housing document will ensure that the proposals accord with the emerging advice in PPS3.
Regional Planning Guidance for the South East (RPG9)	Although the South East Plan will replace this guidance, the LDF should be in conformity with this document.	The housing document will allocate new sites for housing to meet the requirements of RPG9.
Planning Policy Guidance Note 17 (PPG17) – Sport, Open Space and Recreation	Aims to ensure and promote quality of life in both urban and rural areas through access to high quality leisure and community services including open space networks, playing fields and larger leisure developments. Seeks to protect and maintain existing facilities.	The housing document should ensure that existing leisure and community facilities are lost to new housing. Consideration needs to be given to the location of new housing to ensure that it is accessible to leisure and community facilities.

Name of document	Broad aims / relevant policies	Requirements of the document in relation to the Small Scale Housing Allocations Development Plan Document
Mid Sussex District Council PPG17 Assessment	This assessment provided an overview with regards to the provision of sport, open space and recreation facilities within the district. It also determined a value and quality to each such facility within the district.	In selecting and appraising site options for housing the findings of this assessment were used, particularly where sites that were currently used for sports facilities, open space or recreation facilities were proposed for housing.
Feasibility Studies for Development Options at Crawley, Haywards Heath and Burgess Hill (known as the Atkins studies)	These documents looked at the potential for additional strategic development, to be set out in the Core Strategy, on land around the 3 towns that were examined.	Although these documents were produced as part of the evidence base for the Core Strategy they were referred to by the Inspector in his consideration of certain alternative sites for housing.
Mid Sussex District Council Development and Infrastructure SPD	Sets out various infrastructure requirements that development will be expected to contribute towards. Including a contributions calculator for different sizes of new private and affordable dwellings.	The housing document should refer to the infrastructure requirements of the new housing developments.
Town Health Checks and Parish Action Plans (only applicable to those towns and parishes who have produced a plan).	These documents generally set out the aspirations for each town/parish by setting out several aims for the town/parish and it is proposed to achieve those aims.	Some of the Action Plans identify action areas for housing, including the need for affordable housing and where it should be located – the housing document needs to have regard to these aspirations.
A Cultural Strategy for Mid Sussex 2002-2007	The Strategy aims to guide all those involved in cultural provision as to how they can best work together to maximise the opportunities that can result from cultural development in Mid Sussex.	The AAP will need to take account of this guidance.

Name of document	Broad aims / relevant policies	Requirements of the document in relation to the Small Scale Housing Allocations Development Plan Document
The Town and Country Planning (Residential Density)(London, South East England, South West England, East of England and Northamptonshire) Direction 2005	This circular runs alongside PPG3 and aims for more efficient use to be made of land when developing new housing in the parts of the Country covered by this circular.	The housing document needs to have regard to the recommended density levels.
Healthy Mid Sussex – Local Health and Social Care Delivery Plan 2004 - 2007	Currently being updated. The key aim of this plan is to improve the health of the population of the District by; <ul style="list-style-type: none"> <li>• developing primary and community health services</li> <li>• responding to local needs</li> <li>• improving access to all services in line with national service framework.</li> </ul>	Policies in the housing document can assist in meeting the aims of this document.
Mid Sussex Housing Strategy	The key aim is to set out how a supply of good quality homes will be provided across the District. This provision also includes affordable housing.	The housing document will assist in meeting the aims of the strategy by providing affordable and open market housing.
Mid Sussex Urban Potential Study	This study identifies previously developed sites that have the potential to deliver housing in the period up until 2016.	This study has helped inform the overall strategy taken in the housing document as well as identifying previously developed site options that have been appraised as potential housing allocations.
Mid Sussex Rural Affordable Housing Strategy	The document sets out the Council's strategy for ensuring that the housing needs of local residents in rural areas, in particular those who cannot afford to rent or buy a property on the open market, are met.	The content of this document has influenced the approach taken in the housing document.
Community Safety Strategy	To protect and improve the quality of the local environment and to achieve long-term reductions in crime, disorder and the fear of crime.	The housing document should include reference to guidance produced by others e.g. 'Safer Places' and 'By Design'.

## **Constraints, conflicts & challenges**

There is a general consensus in these documents that housing development has to occur within Mid Sussex and that new housing can enable some social problems to be alleviated. The challenge is to ensure that the housing document balances the requirement for new development in the West Sussex Structure Plan with its impact on the environment. It is also essential that the provision of new housing is linked with the provision of community facilities and services both within the new development and the existing town and village centres. Failure to do this would be likely to result in social exclusion.

Much of the policy and guidance that is laid out in the nationally produced documents has been translated into regional and district level policy and guidance, therefore resulting in few conflicts between the range of documents that cover social issues.

## Living Within Environmental Limits

Name of document	Broad aims / relevant policies	Requirements of the document in relation to the Small Scale Housing Allocations Development Plan Document
Kyoto Protocol, 1997	The protocol commits 38 industrialised countries to cut their emissions of greenhouse gases between 2008 and 2012 to levels that are 5.2% below 1990 levels.	Interpreted into national guidance
European Union Sixth Environmental Action Plan	High level of protection of the environment and human health and a general improvement in the environment and quality of life.	Interpreted into national guidance
European Directive 2001/42/EC (SEA Directive) on the assessment of the effects of certain plans and programmes on the environment.	Sets out detailed requirements of environmental assessment required for plans such as Development Plan Documents.	The sustainability appraisal accompanying the housing document must comply with the requirements of this legislation.
European Directive 92/43/EEC (and amended by 97/62/EC) on the conservation of natural habitats and of wild flora and fauna (Known as the Habitats Directive)	To conserve natural habitats and threatened species. To protect natural heritage.	The sustainability appraisal accompanying the housing document must comply with the requirements of this legislation.
European Directive 79/409/EEC	Preservation, maintenance or restoration of sufficient diversity and area of habitats in order to conserve all species of birds.	This Directive has been interpreted into national guidance
Wildlife and Countryside Act 1981 (as amended)	Serves to protect the most important examples of habitats and species in Britain.	This Act has been interpreted into national guidance.
Countryside and Rights of Way Act 2000 (the CROW Act)	Tightens the provisions of the above mentioned Act by making it an offence to recklessly damage protected habitats and fauna.	This Act has been interpreted into national guidance. Regard needs to be given to this guidance in the housing document.
The Environmental Assessment of Plans and Programmes Regulations 2004	National Interpretation of the requirements of the SEA Directive and Habitats Directive as listed above.	The sustainability appraisal accompanying the housing document must comply with the requirements of these regulations.

<b>Name of document</b>	<b>Broad aims / relevant policies</b>	<b>Requirements of the document in relation to the Small Scale Housing Allocations Development Plan Document</b>
Planning Policy Statement 23 (PPS23) – Planning and Pollution Control	To encourage close consultation and prevent unnecessary duplication and conflict of interest between planning and pollution control authorities in order to protect the environment from the potential harm caused by development and operations.	The housing document needs to consider the guidelines in this document.
Planning Policy Statement 22 (PPS22) – Renewable Energy	The document promotes the increased development of renewable energy resources to facilitate the Government's targets for renewable energy generation	The housing document can assist in promoting the use of renewable energy techniques promoted in PPS22.
Planning Policy Guidance Note 24 – Planning and Noise	Outlines the considerations for determining planning applications for noise sensitive development and those activities which generate noise – recommends noise exposure levels for certain forms of development and mitigation measures.	The housing document needs to consider the guidelines in this document when planning for development.
Planning Policy Guidance Note 25 – Development and Flood Risk	Flood risk should be considered at all stages of the planning and development process. Management and reduction of flood risk, acting on a precautionary basis taking account of climate change. Flood plains should be protected from inappropriate development. The use of Sustainable Drainage Systems (SUDS) to reduce surface water run-off rates are promoted by this PPG.	The housing document needs to consider these guidelines.
Planning Policy Statement 25 (PPS25) Development and Flood Risk	This document sets out the latest government policies relating to development and flood risk. PPS25 seeks to reduce flood risk to and from development through location, layout and design including the use of sustainable drainage measures. Flood plains should be protected from inappropriate development via the use of a sequential test that steers development to areas with the lowest probability of flooding.	The housing document has needed to consider these guidelines, as well as the Strategic Flood Risk Assessment that was produced in response to this document.

Name of document	Broad aims / relevant policies	Requirements of the document in relation to the Small Scale Housing Allocations Development Plan Document
Planning Policy Statement 9 – Biodiversity and Geological Conservation	Stresses the importance of habitat protection to nature conservation. Recognises that protection policies should not be confined to statutorily designated sites and that other areas can be important locally. Also promotes importance of enhancement of wildlife resources through management and habitat creation.	The housing document should identify, maintain and enhance the biodiversity and geological resources wherever possible. The housing document should take a strategic approach to the conservation and enhancement of biodiversity and geology and also seek to promote, and add to, biodiversity and geological features through new development.
Biodiversity Action Plan for Sussex – July 1998 (sections periodically updated)	Purpose to focus resources to conserve and enhance biodiversity in West Sussex by means of local partnerships, taking account of national and local priorities.	The housing document is required to take account of nature conservation and biodiversity issues.
Mid Sussex Landscape Character Assessment	This document looks in more detail at the character of the District and contains detailed management guidelines.	The management guidelines in particular have been taken into consideration when looking at the locations for new housing developments.
Mid Sussex Historic Landscape Characterisation	This work is looking in more detail at the history of the landscape of the District.	The management guidelines in particular have been taken into consideration when looking at the locations for new housing developments.
Mid Sussex Extensive Urban Surveys	These surveys are a joint venture between West and East Sussex County Councils, Brighton & Hove City Council and English Heritage and cover 41 historic towns/villages, 5 of which are within Mid Sussex. The output of the surveys is a Historic Character Assessment Report, which aid in the understanding of the historic qualities of the towns and villages in Mid Sussex.	Where relevant, the reports have been able to aid in the assessment of the options for allocating for housing, in terms of the impact the development of these options will have on the historic qualities of the towns and villages.

<b>Name of document</b>	<b>Broad aims / relevant policies</b>	<b>Requirements of the document in relation to the Small Scale Housing Allocations Development Plan Document</b>
The Future of Transport – White Paper 2004	The document looks at the factors that will shape travel and transport over the next thirty years and sets out how the Government will respond to the increasing demand for travel, maximising the benefits of transport while minimising the negative impact on people and the environment.	The housing document should have regard to the governments transport plans for the coming years as put forward in this document.
Planning Policy Guidance Note 13 (PPG13) – Transport	The guidance seeks to promote more sustainable transport choices and improve access to jobs and community services and facilities whilst reducing the need to travel by car.	The housing document has referred to the guidance in this document, in particular in promoting more sustainable transport patterns and improving access to jobs, community services and facilities through the appropriate location for new housing.
Regional Transport Strategy (Chapter 9 of Regional Planning Guidance for the South East, RPG9) July 2004	The plan aims to promote investment into the existing transport system, promote more sustainable modes of transport and providing a transport system that will assist in urban renaissance.	The housing document will need to be in conformity with this plan.
Planning Policy Statement 7 (PPS7) – Sustainable Development in Rural Areas	The broad aims of this document are to raise the quality of life and the environment in rural areas, promote more sustainable patterns of development, promote regional employment opportunities and to promote sustainable, diverse and adaptable agricultural sectors.	The advice in PPS7 must be considered in the context of a significant need for new houses within West Sussex.
Mid Sussex Strategic Flood Risk Assessment	Produced in accordance with PPS25, this work identifies all areas of flood risk within the district as well as what the level of risk is. Guidelines for potential new development sites and whole areas, with regards to avoiding areas of flood risk, requirements of a flood risk assessment and advice on the use of SuDS, have subsequently been prepared.	This work was used in identifying the level of flood risk for all sites considered in the production of the housing document. In addition, it identified appropriate forms of SuDS for any potential housing allocations.

Name of document	Broad aims / relevant policies	Requirements of the document in relation to the Small Scale Housing Allocations Development Plan Document
Catchment Flood Management Plans for the Adur, Ouse, Medway and Thames	These documents are strategic planning tools through which the Environment Agency will seek to work with other key decision-makers within a river catchment to identify and agree policies for sustainable flood risk management.	This work has been a key influence in the production of the Strategic Flood Risk Assessment, which in turn has informed the content of the housing document.
Planning Policy Guidance Note 15 (PPG15) – Planning and the Historic Environment	Reconcile the need for economic growth with the need to protect the natural and historic environment.	The housing document has referred to PPG15 as a source of detailed guidance and care needs to be taken to respect the setting of listed buildings.
Planning Policy Guidance Note 16 (PPG16) – Archaeology and Planning	The document identifies the need to reconcile the need for development with any archaeological interests in the area.	The housing document has referred to PPG16 as a source of detailed guidance.
Mid Sussex Ancient Woodland Survey 2006	The survey identified the areas of ancient woodland within Mid Sussex.	Ancient Woodland is a key biodiversity asset for the district. The housing document has had to ensure that this asset is not compromised by a housing development.
Energy White Paper: Our Energy Future: Creating a Low Carbon Economy (DTI, 2003)	This strategy defines a long-term strategic vision for energy policy combining the governments environmental, security of supply, competitiveness and social goals.	To assist in implementing the governments goals for the energy policy (i.e. cut carbon dioxide emissions and maintain the reliability of energy supplies).
Mid Sussex District Council Sustainable Construction SPD	Seeks to promote sustainable building methods based on national advice and good practice on sustainable construction. Acknowledges that each site should be considered on its individual merits in terms of which sustainable construction techniques are appropriate.	The housing document should take into account sustainable construction techniques.
BREEAM / Eco-homes (since replaced by the Code for Sustainable Homes)	This program sets standards for development schemes to attain, so minimising their environmental impact, in particular through the implementation of energy and water efficiency techniques.	Standards can be applied to the design stage or at the construction stage. The programme could be incorporated into policy.

<b>Name of document</b>	<b>Broad aims / relevant policies</b>	<b>Requirements of the document in relation to the Small Scale Housing Allocations Development Plan Document</b>
West Sussex Local Transport Plan 2000	Broad aims of the plan include widening transport choice, improving road safety, reducing the growth in unsustainable transport and the associated environmental implications and promoting access to services and facilities for all.	Proposed schemes and measures are put forward in the Burgess Hill, East Grinstead and Haywards Heath Urban Transport Plan.
Catchment Abstraction Management Strategies	These strategies set out the Environment Agency policies for the licensing of water abstraction.	The Management Strategies that are applicable to Mid Sussex District will need to be taken into consideration when deciding how new housing development will be served with water.
Mid Sussex District Council Landscape and Biodiversity Supplementary Planning Guidance, November 2003.	The guidance is intended to build on 'Our Green Heritage' (A Landscape & Biodiversity Strategy for Mid Sussex) & provide detailed planning guidance for all those involved in the planning process.	The SPG will be part of the LDF for the District and guidance contained within it has been considered in producing the housing document.
Our Green Heritage: A Landscape and Biodiversity Strategy for Mid Sussex, 2001	The document recognises the value of biodiversity and landscape within the District and sets out how these assets can be protected and enhanced.	The Landscape and Biodiversity SPG sets planning policy guidance that builds on the content within this strategy.
Planning Policy Statement 10 (PPS10) – Planning for Sustainable Waste Management	Promotes the principles of the waste hierarchy of reduction, re-use, recycling and composting, energy recovery and disposal.	This is of relevance to the housing document if the document is to promote the reduction of demolition and construction waste, building design to include deconstruction and community gardening to include composting.
UK Waste Strategy (DEFRA, 2000)	The strategy describes the Government's vision for managing waste and resources better. This includes, seeking to increase the percentages of waste that is either recycled or composted over a given period of time.	The housing document should reflect the vision of this document.

<b>Name of document</b>	<b>Broad aims / relevant policies</b>	<b>Requirements of the document in relation to the Small Scale Housing Allocations Development Plan Document</b>
West Sussex Waste Local Plan Revised Deposit Draft 2001 - 2016	Relevant areas of the document include enabling waste to be managed as a resource through recycling, composting and energy recovery, enable new technologies for waste management to come forward and to manage waste close to its point of production.	The housing document will seek the provision of appropriate recycling and waste facilities within the new housing developments.
The Water Framework Directive and the production of River Basin Management Plans.	The Directive seeks to promote the sustainable use of water, protecting and restoring aquatic ecosystems and to contribute towards the mitigation of the effects of flood and droughts.	The housing document should promote sustainable water management and improvements in water quality of 'water bodies'.
The High Weald AONB Management Plan 2004 – a 20 year strategy	The document identifies the important features of the AONB and sets out guidance and objectives on the ways in which these features can be protected, restored and enhanced. It does not contain land use policies but deals with good management practice of the area.	Although regard is had to this document it has not been adopted as Supplementary Planning Guidance. The land and countryside management issues in the document should be considered when considering the potential allocation of housing in the AONB.
Countryside Character Volume 7: South East and London, CA 13, 1999	The document identifies the important features of the character of England, including the High Weald Character Area 122 and sets out a number of key management issues and guidelines. It does not contain land use policies but deals with good management practice of the area in relation to landscape character.	Although regard is had to this document it has not been adopted as Supplementary Planning Guidance. The land and countryside management issues in the document should be considered in relation to the proposed development options.
Seeing the Wood for the Trees: A Forestry and Woodlands Framework for South East England 2004	Sets out a framework for the future development of woodlands and forestry in the southeast with the vision of wanting woods to make an increasing contribution to the sustainable development of the South East region in both rural and urban areas.	The housing document is required to take into areas of woodland.

Name of document	Broad aims / relevant policies	Requirements of the document in relation to the Small Scale Housing Allocations Development Plan Document
A Strategy for the West Sussex Landscape, West Sussex County Council 2003	The document identifies the important features of the character of the West Sussex Landscape, including Area M1 High Weald Ridges and Valleys and sets out a number of key management issues and guidelines. It does not contain land use policies but deals with good management practice of the area in relation to landscape character.	Although regard is had to this document it has not been adopted as Supplementary Planning Guidance. The land and countryside management issues in the document have been considered in relation to potential housing allocations.
High Weald Natural Area profile, published by English Nature	The Natural Area profile contains a thorough analysis of the local wildlife resource and provides a context within which the Biodiversity Action Plan for Sussex (see below) can operate. It sets strategic objectives for conservation of those features characteristic of the Natural Area	The housing document is required to take account of nature conservation and biodiversity issues. The housing document should draw on strategic objectives described in the Natural Area profile.

### Constraints, conflicts and challenges

Concerning conflicts between the environmental plans and policies, there does not seem to be any obvious cases. This is generally due to International and European environmental legislation being incorporated into national and regional planning guidance.

There is a general consensus that the built and natural environment is an important resource that should be safeguarded. However, the need for significant new housing in West Sussex, that cannot be accommodated on brownfield sites, mean that some loss is inevitable. The Structure Plan reflects this, meaning the housing document has had to have regard to this

A balance needs to be struck between the acknowledged need for new development and the importance attached to natural areas. Therefore, the housing document will need to incorporate measures to minimise and mitigate the impact of the proposed development on the environment.

## Achieving a Sustainable Economy

Name of document	Broad aims / relevant policies	Requirements of the document in relation to the Small Scale Housing Allocations Development Plan Document
Planning Policy Guidance Note 4 (PPG 4) – Industrial, Commercial Development and Small Firms.	Guidance on the industrial, commercial development and small firms.	Development needs to balance economic and environmental issues. There needs to be choice, flexibility and competition in locating employment land and being realistic of the needs of businesses.
Planning Policy Statement 6 (PPS6) – Planning for Town Centres.	This document sets out government policies on town centres and retail developments.	Sets out a sequential approach to site identification. Development should take place in town centres in the first instance.
Planning Policy Guidance Note 21 (PPG 21) – Tourism	The documents aim is to facilitate and encourage development and improvement in tourist provision, while tackling any adverse effects of existing tourist attractions and activities.	PPG21 will be referred to as a source of detailed guidance in the preparation of the housing document.
Mid Sussex Economic Development Strategy & Action Plan	The document lists 6 key aims for economic development in the District and states how the Council will assist in meeting these aims. The document highlights how the Council will assist in achieving the aims of the plan, including through the planning system.	The document highlights how the Council will assist in achieving the aims of the plan, including through the planning system.
Regional Economic Strategy for South East England 2006-2016	A ten year framework for delivering economic aspirations and aims of sustainable development	The five objectives are: <ul style="list-style-type: none"> <li>• Competitive business</li> <li>• Successful people</li> <li>• Vibrant communities</li> <li>• Effective infrastructure</li> <li>• Sustainable use of natural resources</li> </ul>
Mid Sussex District Council East Grinstead, Burgess Hill and Haywards Heath town centre master plans	Seeks to guide the revitalisation and redevelopment of the three town centre over the next 20 years. Several objectives are set out for each town centre that are intended to deliver a vision.	The housing document and master plans have been considered together so that they complement one another.

Name of document	Broad aims / relevant policies	Requirements of the document in relation to the Small Scale Housing Allocations Development Plan Document
Mid Sussex Employment Land Review	This document provides an assessment of the supply of and demand for employment land and floorspace in Mid Sussex.	This document has been considered in determining whether current employment allocations are still needed or whether they can be allocated for housing.
Mid Sussex Retail Study	<p>The key objectives of this study are:</p> <ul style="list-style-type: none"> <li>• To establish the vitality and viability of the retail centres in the District; and</li> <li>• To provide a robust assessment of current and projected needs for the period to 2016.</li> </ul>	In producing the housing document it has been important to ensure that the findings and recommendations of this study are not compromised.

### Constraints, conflicts and challenges

There are no obvious constraints or conflicts between the economic and employment related plans or policies. However, at a national level there is a strong desire to utilise brownfield land first for new employment facilities. This is also the case for new housing development and therefore there could be a conflict between developing brownfield sites for housing or employment, especially given that there is only a limited amount of brownfield land within the District.

Similar to the need for new housing, the need the new employment facilities will have to balance the need to protect the environment of the District.

## Promoting Good Governance

Name of document	Broad aims / relevant policies	Requirements of the document in relation to the Small Scale Housing Allocations Development Plan Document
Planning and Compulsory Purchase Act 2004	Requires all local planning authorities to prepare a Statement of Community Involvement (SCI). This sets out how the local community and stakeholders can get involved in the planning process with particular attention given to community involvement in the preparation of Local Development Documents (LDD).	Local Planning Authority is required to produce a Statement of Community Involvement to accompany certain planning documents.
Mid Sussex District Council – Statement of Community Involvement	Sets out how the Council will engage with the public in the preparation and adoption of Development Plan Documents. To reflect the varying nature of the Development Plan Documents different techniques are being used for each document to ensure that the appropriate engagement occurs.	The housing document has had and will have regard to the community engagement methods for Development Plan Documents contained within this document.

### Constraints, conflicts and challenges

There are no constraints or conflicts between the good governance plans or policies

## Using Sound Science Responsibly

Name of document	Broad aims / relevant policies	Requirements of the document in relation to the Small Scale Housing Allocations Development Plan Document
Rio Declaration on Environment and Development - Principle 15: Precautionary Principle (1992)	In order to protect the environment, the precautionary approach shall be widely applied by States according to their capabilities. Where there are threats of serious or irreversible damage, lack of full scientific certainty shall not be used as a reason for postponing cost-effective measures to prevent environmental degradation.	The housing document will have regard to the precautionary principle to ensure irreversible environmental damage is avoided in the district and surrounding area.

### Constraints, conflicts and challenges

There are no constraints or conflicts between the using sound science responsibly plans or policies

## APPENDIX B – SUSTAINABILITY OBJECTIVES, INDICATORS, DATA AND TARGETS

No.	Objective	Indicator	Data / Trend	Update Frequency	Targets	Source
1	To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home	- Housing completions per annum (net)	2004/05 - 458 2005/06 - 611 <b>2006/07 - 337</b>	Annual	647 net per annum	MSDC AMR
		Figure above/below the cumulative Structure Plan requirement	2004/05 - -819 2005/06 - -855 <b>2006/07 - -1165</b>	Annual	O or above	MSDC AMR CI7
		- Number of affordable homes completed annually (net)	<b>2006/07 - 89</b>	Annual		MSDC AMR
		- Number of households accepted as full homeless	2005/06 - 58 <b>2006/07 - 65</b>	Annual	No more than 100	MSDC AMR
		- Private homes made fit or demolished	2004/05 - 41 2005/06 - 10 <b>2006/07 - 46</b>	Annual	5% of the unfit stock to be made fit/demolished	MSDC Residential Monitoring
		- Financial contributions towards affordable housing provision	2005/06 - 103 Affordable Units Contribution (£475,000) <b>2006/07 - 100 Affordable Units Contribution (£0)</b>	Annual	No target set	MSDC AMR
		Number of affordable housing dwellings completed on rural exception sites per annum	2006/07 - 0	Annual	No target set	MSDC AMR LI6
		Gypsies and travellers - total number of available authorised sites in relation to identified demand	2006/07 - Current provision - 36 pitches, Identified need by 2011 - 14 pitches	Annual	To provide 14 additional pitches by 2011	MSDC AMR LI5
		- Number of key worker (homebuy) households delivered annually	<b>2006/07 - 19 units</b>	Annual		MSDC AMR LI3

No.	Objective	Indicator	Data / Trend	Update Frequency	Targets	Source
2	To ensure development does not take place in areas of flood risk, or where it may cause flooding elsewhere, thereby minimising the detrimental impact to public well-being, the economy and the environment from flood events	- Properties (address points) at risk of flooding, as defined by the EA Flood Zones	Feb 2008 – 1,516	Annual	To not increase this figure	MSDC, GGP
		- Number of planning applications approved contrary to advice given by the EA on flood risk / flood defence grounds	<b>2006/07 - 0</b>	Annual	None	MSDC AMR C116
3	To improve the access to health facilities and reduce inequalities in health	- Number of applications resulting in the loss of health facilities	At present the District Council are not monitoring this indicator. However, attempts will be made to set up a mechanism to monitor this indicator within the next year.			
		- number of applications resulting in new, extended or improved health facilities	At present the District Council are not monitoring this indicator. However, attempts will be made to set up a mechanism to monitor this indicator within the next year.			
		- percentage of new dwellings approved within 300 metres of accessible greenspace (PPG17 multifunctional greenspace)	2006/07 – 60%	Annual		MSDC GGP & Uniform
		- percentage of new residential developments within 30 minutes public transport time of a GP or hospital	This indicator is derived from Core Indicator 12 from the District Council's Annual Monitoring Report. For the year of 2006/07 it was not possible to obtain the information to enable this indicator to be monitored. The District Council are investigating ways in which to monitor this indicator in the future.			
4	To maintain and improve the opportunities for everyone to acquire the skills needed to find and remain in work and increase access to educational facilities	- percentage of population of working age qualified to NVQ level 3 or equivalent	Jan 06 - Dec 06 - <b>54%</b> (South East - 49.4%, Great Britain - 45.3%)			Nomisweb.co.uk
		- percentage of adults with poor literacy and numeracy skills	2001 - 18.5% of population with poor literacy skills, 16.9% of population with poor numeracy skills	Decade		Mid Sussex Community Profile 2004 (Census 2001)
		- percentage of new residential developments within 30 minutes public transport time of a primary and secondary school	This indicator is derived from Core Indicator 12 from the District Council's Annual Monitoring Report. For the year of 2006/07 it was not possible to obtain the information to enable this indicator to be monitored. The District Council are investigating ways in which to monitor this indicator in the future.			

No.	Objective	Indicator	Data / Trend	Update Frequency	Targets	Source
5	To create crime resistant communities	- all crime - number of crimes per 1000 residents per annum	01/01/07 - 31/12/07 - 52.159	Yearly	To reduce this figure	Sussex Police
		- number of domestic burglaries per 1000 households	01/01/07 - 31/12/07 - 3.915	Yearly	To reduce this figure	Sussex Police
6	To improve accessibility to retail and all community services and recreation and leisure facilities.	- percentage of new residential development within 30 minutes public transport time of a major retail centre(s)	This indicator is derived from Core Indicator 12 from the District Council's Annual Monitoring Report. For the year of 2006/07 it was not possible to obtain the information to enable this indicator to be monitored. The District Council are investigating ways in which to monitor this indicator in the future.			
		- percentage of new dwellings approved within 300 metres of accessible greenspace (PPG17 multifunctional greenspace)	2006/07 – 60%	Annual		MSDC GGP & Uniform
		amount of retail floorspace (A1) completed per annum (net)	2006/07 - <b>1,018</b> square metres	Annual		MSDC AMR CI13
		- amount of leisure floorspace (Use Class D2) completed per annum (gross)	<b>2006/07 - 110</b> square metres	Annual		MSDC AMR CI13
		- financial contributions towards leisure facilities	2005/06 - 28 agreements (£579,861 contribution) <b>2006/07 - 26 agreements (£700,893 contribution)</b>	Annual	No target set	MSDC AMR (LI5)
7	To improve efficiency in land use through the re-use of previously developed land and existing buildings, including re-use of materials from buildings, and encourage urban renaissance	- percentage of new homes developed on brownfield land	2005/06 - 72.4% (465 units) <b>2006/07 - 74.5% (312 units)</b>	Annual	60% and above	MSDC AMR (CI8)
		- percentage of new employment floorspace on previously developed land	2005/06 - 63.3% <b>2006/07 - 64.8%</b>	Annual	MSDC have set a target of 60%	MSDC AMR (CI3)
		- density of new housing developments	2006/07 - 419 Units, 13.99ha = <b>30dph</b>	Annual	30dph and above	MSDC AMR (CI9)
		- amount of Best and Most Versatile Agricultural Land (Grades 1, 2 and 3a) lost to development	The District Council are currently awaiting an updated GIS dataset that has sub-divided Grade 3 agricultural land into Grades 3a and 3b. Once this information is available to the District Council this indicator will be able to be monitored.			

No.	Objective	Indicator	Data / Trend	Update Frequency	Targets	Source
8	To maintain and enhance the high air quality in the District	- number of Air Quality Management Areas	As at 31/03/07 - 0	Annual	To not increase this figure	MSDC AMR LI12
9	To address the causes of climate change through reducing emissions of greenhouse gases and ensure that the District is prepared for its impacts	- Properties (address points) at risk of flooding, as defined by the EA Flood Zones	Feb 2008 – 1,516	Annual	To not increase this figure	MSDC, GGP
		- percentage of major residential developments built to Code for Sustainable Homes standards	At present the District Council are not monitoring this indicator. However, attempts will be made to set up a mechanism to monitor this indicator within the next year.			
		- proportion of journeys to work by public transport	16.15%	Decade	To increase this figure	Census 2001
		- renewable energy installations within Mid Sussex (% of indicative 2010 target attained/KW of electricity)	As at 31/03/07 - <b>9.6%</b> (478 kW)	Annual	4,986 kW by 2010	MSDC CI18 (info courtesy of SEE-STATS)
10	To conserve and enhance the District's biodiversity.	- condition of internationally and nationally important wildlife and geological sites (SSSI, SPA, SAC & Ramsar)	<b>2006/07 - 90.5%</b> SSSI's are in a favourable or unfavourable but recovering condition (2005/06 - 86%, 2004/05 - 70%). There are no SPA's, SAC's or Ramsar sites in Mid Sussex	Annual	The target is to achieve 95% by 2010	MSDC AMR CI17 (info obtained from Natural England)
		- number and area of SNCI's and LNRs within the district	There are 50 SNCI's covering an area of 1,102ha. There are 5 LNR's covering an area of 133ha	Annual	To not reduce this figure	MSDC AMR CI17 (MSDC GIS data, Sussex Biodiversity Record Centre)
		- area of ancient woodland within the district	2006/07 - 5296ha	Annual	To not reduce this figure	MSDC AMR CI17
		- change in priority habitats and species	Figures 27 - 37 of the 2006/07 AMR detail this information	Annual	See AMR	MSDC AMR CI17
		- number of planning applications granted contrary to advice given by Natural England on priority species and habitats and/or biodiversity grounds	2006/07 - 0	Annual	None	MSDC AMR LI17 - Natural England

No.	Objective	Indicator	Data / Trend	Update Frequency	Targets	Source
11	To protect, enhance and make accessible for enjoyment, the District's countryside and historic environment.	- buildings of Grade I and II* and scheduled monuments at risk	As at 31/03/07 - 0	Annual	None	English Heritage
		- number of Conservation Areas with appraisals and management proposals	2 Conservation Area Appriasals adopted - The Heath and Cuckfield.	Annual		MSDC
		- open spaces managed to green flag standard	1 - Bedelands Nature Reserve	Annual		MSDC AMR
		- number of new dwellings approved in strategic gaps and AONBs	2006-07 Strategic Gaps: 12 AONB: 16	Annual (in future years the Council will monitor all major developments in such areas)		MSDC GGP & Uniform
		- number of new dwellings approved in areas of high value in landscape terms (identified as negligible or low landscape capacity)	2006-07 - 20	Annual (in future years the Council will monitor all major developments in such areas)		Landscape Capacity Study + Uniform & MSDC GGP
		- net gain / loss of Rights of Way	As at 31/03/07 there were 597.8 km of Rights of Way in the District	Annual	To increase this figure	WSCC Rights of Way Officer
		- percentage of new dwellings approved within 300 metres of accessible greenspace (PPG17 multifunctional greenspace)	2006/07 – 60%	Annual		Uniform & MSDC GGP
		- number of Listed Buildings within the district	1037	Annual	No target set	MSDC
12	To reduce road congestion and pollution levels by improving travel choice, and reducing the need for travel by car.	- monetary investment in sustainable transport schemes (value of S106 agreements)	2006/07 - 17 agreements totaling <b>£559,324</b>	Annual		MSDC AMR LI7
		- proportion of journeys to work by public transport, on foot or cycle	2001 - 23.6%	Decade	To increase this figure	Census 2001
		- percentage of new residential development within 30 minutes public transport time of: a GP; a hospital; a primary school; a secondary school; areas of employment; and a major retail centre (s).	This indicator is repeating Core Indicator 12 from the District Council's Annual Monitoring Report. For the year of 2006/07 it was not possible to obtain the information to enable this indicator to be monitored. The District Council are investigating ways in which to monitor this indicator in the future.			

No.	Objective	Indicator	Data / Trend	Update Frequency	Targets	Source
13	To reduce the global social and environmental impact of consumption of resources by using sustainably produced and local products.	- percentage of major residential developments built to Code for Sustainable Homes standards	At present the District Council are not monitoring this indicator. However, attempts will be made to set up a mechanism to monitor this indicator within the next year.			
14	To reduce waste generation and disposal, and achieve the sustainable management of waste, including the amount of waste that is either re-used or recycled	- percentage of domestic waste that has been recycled	01/04/06 - 31/03/07 - 21.5%	Annual		MSDC
		- percentage of construction and demolition waste that is landfilled	<b>2006/07 - 26.7%</b> (this is for the whole of West Sussex, not data is available just for Mid Sussex)	Annual	To reduce this figure	Table E6 of the WSCC AMR
15	To maintain and improve the water quality of the District's watercourses and aquifers, and to achieve sustainable water resources management.	- percentage of stretches of watercourse that are compliant with River Quality Objectives	2004 - 60% 2005 - 72.2% <b>2006 - 75%</b>	Annual		MSDC AMR LI9 (info obtained from the EA)
		- daily domestic water use (per capita consumption)	MSDC - 181 litres (National average is 154 litres)	Figures are from 2004, no indication as to the frequency of monitoring for this indicator		Audit Commission (obtained from Ofwat)
		- incidents of major and significant water pollution within the district	The District Council will seek to obtain this information from the Environment Agency and report in future Annual Monitoring Reports			
		- number of planning applications approved contrary to advice given by the EA on water quality issues	<b>2006/07 - 0</b>	Annual	None	MSDC AMR CI19
		- number and area of developments where appropriate remediation of contaminants has taken place	At present the District Council are not monitoring this indicator. However, attempts will be made to set up a mechanism to monitor this indicator within the next year.			
16	To increase energy efficiency, and the proportion of energy generated from renewable sources in the District.	- percentage of major residential developments built to Code for Sustainable Homes standards	At present the District Council are not monitoring this indicator. However, attempts will be made to set up a mechanism to monitor this indicator within the next year.			
		- renewable energy installations within Mid Sussex (% of indicative 2010 target attained/KW of electricity)	As at 31/03/07 - <b>9.6%</b> (478 kW)	Annual	4,986 kW by 2010	MSDC CI18 (info courtesy of SEE-STATS)

No.	Objective	Indicator	Data / Trend	Update Frequency	Targets	Source
17	To ensure high and stable levels of employment so everyone can benefit from the economic growth of the District.	- unemployment	2006/07 - 3.4% (South East England - 4.4%, Great Britain - 5.3%)	Annual	No target set	Nomisweb.co.uk
		net increase/decrease in completed office floorspace	2006/07 - 1,588 square metres net increase	Annual	No target set	MSDC AMR CI13
		- % of the working age population who are in employment	2004 - 81.3% 2005 - 86.6% <b>2006 - 82.8%</b>	Annual	No target set	Audit Commission
		- average weekly pay for those who are employed in the district (full-time workers)	2007 - £453.5 (South East - £480.7; Great Britain - £458.6)	Annual	No target set	Nomisweb.co.uk
		- number of new businesses setting up in the district	VAT Registrations - 500 VAT De-registrations - 410 Net Change - 90	Annual	To avoid a net loss	MSDC AMR LI1
18	To sustain economic growth and competitiveness across the District.	- amount of employment land lost to residential development	2006/07 - 0	Annual	No target set	MSDC AMR CI6
		employment land provision against Structure Plan requirement	2006/07 - a further 12,751 m2 required to meet Structure Plan requirement	Annual	0 by 2016	MSDC AMR CI1
		- net increase / decrease in completed commercial (Use Classes B1(b,c), B2, B8) and office (B1(a) and A2) floorspace	2006/07 - 7,011 square metres net increase	Annual		MSDC AMR CI1
19	To encourage the development of a buoyant, sustainable tourism sector	- percentage of jobs in the tourism sector	2006 - 7.7% (4200 jobs) (South East region - 7.9%)	Unsure	No target set	Nomisweb.co.uk
		- contribution to the district economy made by visitors	2004 - £120 million	Unsure	No target set	STEAM research

## **APPENDIX C – LOCATION OF ALL HOUSING SITE OPTIONS**

The maps on the following pages give the locations for all sites that have been considered as an option for allocating for housing at both the early engagement stage, leading to the publication of the Preferred Options, and the stage leading to the publication of the housing document that is submitted to the Secretary of State (the omission sites). The maps show these sites in relation to the existing settlements, major roads and rail links, as well as some on the main environmental constraints such as the two Areas of Outstanding Natural Beauty, Sites of Special Scientific Interest and Sites of Nature Conservation Importance. The maps have been split into the north, central and south parts of the District and are in the following order on the pages overleaf;

**Map 1:** South Area Early Engagement Sites

**Map 2:** Central Area Early Engagement Sites

**Map 3:** North Area Early Engagement Sites

**Map 4:** South Area Omission Sites

**Map 5:** Central Area Omission Sites

**Map 6:** North Area Omission Sites

**Map 7:** South Area Previously Developed Sites

**Map 8:** Central Area Previously Developed Sites

**Map 9:** North Area Previously Developed Sites