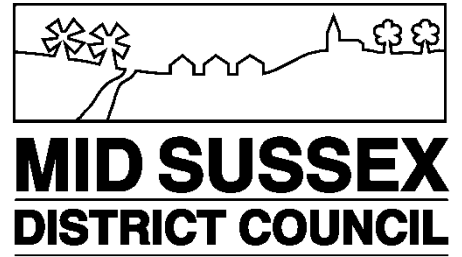


# Mid Sussex District Council



## Settlement Sustainability Review

May 2015



## 1. Introduction

- 1.1 The Planning and Compulsory Purchase Act 2004 introduced, for the first time, the statutory objective for planning to contribute to the achievement of sustainable development. The National Planning Policy Framework (2012) re-affirms that the purpose of the planning system is to achieve sustainable development. It states that the planning system should perform the following roles:
- **An economic role** – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;
  - **A social role** – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being; and
  - **An environmental role** – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.
- 1.2 The National Planning Policy Framework states that development plans should set out a clear strategy for allocating sufficient land which is suitable for development within their area, but also take account of the diverse roles and character of different areas and recognise the intrinsic character and beauty of the countryside and support thriving rural communities within it.
- 1.3 The emerging Mid Sussex District Plan has been prepared in the context of the Localism Act and the National Planning Policy Framework. It seeks to reflect the aspirations of central government and the District Council to give local people more ownership and control over the planning of their area, so that development is seen as a positive thing that can help communities maintain a high quality of life, increase economic prosperity and protect the environment to meet current needs and the needs of future generations.
- 1.4 The District Plan sets out the overall development strategy for Mid Sussex (outside of the South Downs National Park). It identifies strategic allocations for housing and employment requirements at Burgess Hill. The remaining housing and employment development is proposed to be met at the district's other towns and villages (the Council's preference is through Neighbourhood Plans) to help meet the needs of existing communities, particularly through the provision of affordable housing and support for new and existing services.
- 1.5 This Review sets out to guide the distribution of the remaining development in Mid Sussex (outside of the South Downs National Park) to ensure that future development takes place in the most sustainable locations. In general terms, it is broadly accepted that the most sustainable locations for development are those that are accessible to all sectors of the community, benefiting from a good range of local services and facilities such as shops, schools, recreational facilities and doctor's surgeries; with local employment opportunities; easy access to public transport; with minimal impact on the natural environment. The decision on the location of future development is therefore a key factor in achieving sustainable development.

1.6 The Review identifies the following categories of settlements:

<b>Category 1</b>	Burgess Hill, East Grinstead and Haywards Heath
<b>Category 2</b>	Copthorne, Crawley Down, Cuckfield, Hassocks and Keymer, Hurstpierpoint and Lindfield
<b>Category 3</b>	Albourne, Ardingly, Ashurst Wood, Balcombe, Bolney, Handcross, Horsted Keynes, Pease Pottage, Sayers Common, Scaynes Hill, Sharpthorne, Turners Hill and West Hoathly
<b>Category 4</b>	Ansty, Slaugham, Staplefield, Twineham and Warninglid
<b>Category 5</b>	Birch Grove, Brook Street, Hickstead, Highbrook and Walstead

1.7 In forming the hierarchy, it must be noted that the Review is a high level study only, and does not examine in detail existing constraints to development; potential future constraints to development such as infrastructure or transport; or the availability of suitable sites for development. As such, the capacity for development of individual settlements within each category of settlement will vary. The Review is an aid to plan-making and does not pre-empt or prejudice any decision the Council may make in the future on any particular development site or settlement.

## 2. Methodology

2.1 The Settlement Sustainability Review assesses the sustainability of each settlement within the district by looking at three key criteria:

1. **Service provision** - in terms of meeting day to day needs, provision of social facilities and local economic opportunities. This is undertaken by identifying settlements that act as Main, Local and Limited Service Centres, which often provide services and facilities to settlements beyond their own boundaries;
2. **Accessibility** – related to the provision of public transport to access employment, services and facilities; and opportunities to gain local employment;
3. **Overriding environmental constraints** - a settlement's overall sustainability is a combination of the above factors, checked by its overriding constraints such as landscape designations, flooding and ecology.

2.2 It is important that the Review accounts for how settlements relate to one another, for instance, considering where residents might go to access services and facilities and where they work in relation to where they live. This may indicate that some settlements depend heavily upon one or more towns or villages for services and employment, whilst others may be more self-reliant.

2.3 These elements combine to enable a classification of the district's settlements to be made to help guide the proposed strategy for the distribution of development in Mid Sussex. This however, must not be viewed in isolation as it does not specifically account for all development constraints or the supply of suitable, available and achievable sites for development in each settlement. Likewise, the needs of a small village for community facilities or affordable housing might facilitate higher levels of growth to achieve such needs. In contrast, a larger village may not be able to take significant growth due to overriding constraints such as being located within the High Weald Area of Outstanding Natural Beauty.

### 3. Results

#### Service Provision - Main, Local and Limited Local Service Centres

- 3.1 For the purposes of assessment, Main Service Centres are settlements that benefit from a comprehensive range of employment, retail, health, education and leisure services and facilities and provide a focal point for the provision of such services to the district's smaller settlements and rural hinterland. For Mid Sussex, these are the district's three main towns, Burgess Hill, East Grinstead and Haywards Heath.
- 3.2 Local Service Centres are those settlements that have a wide range of services to fulfil the day-to-day needs of local residents and those of surrounding settlements and the wider rural hinterland. Limited Local Service Centres are more restricted than Local Service Centres, and cater for more basic and localised needs.
- 3.3 The identification of Local and Limited Local Service Centres also allows the identification of the villages and hamlets with very limited or no services.
- 3.4 The functional relationship between two or more settlements is recognised by allowing for the scenario where a settlement does not provide a service or facility, but a nearby settlement does, and this is shared. In these cases, the settlement may still qualify as a service centre. Criteria have been included to allow for this at 3.11 and 3.15.
- 3.5 The defined distance threshold for sharing services is 5km. This represents a 5-minute car journey at 40mph, deemed a safe driving speed for most rural roads. The suggested distance threshold is based on a pragmatic assumption on service use in rural areas which recognises that the car is by far the most widely used and convenient method of travel for accessing services outside of the immediate community; and is intended to be a broad and flexible guide to the distance which people will in general be willing to travel by such means to access locally available services as a preferable alternative to travelling further afield.

#### Outreach Services

- 3.6 It is granted that some of the settlements are more sustainable in terms of service provision than is readily assessable. Village residents are likely to make use of internet shopping and home food delivery services that can greatly increase accessibility to services, without the need to travel. The use of the internet for all types of shopping is expected to continue to grow for the foreseeable future.

#### Relationship with settlements outside Mid Sussex

- 3.7 The towns and villages within Mid Sussex do not operate in isolation, and residents leave the district to work or use services and facilities and vice versa. However, the purpose of the review is to evidence emerging planning policies for the district and is has therefore only focused on the relative sustainability of the settlements in relation to each other, rather than their sustainability at a much wider scale. It is also recognised that due to the rural nature of Mid Sussex, it is unlikely that any of the settlements in the district will perform as well in sustainability terms as with larger towns such as Crawley, and small cities such as Brighton.

## Main Service Centres

3.8 These are the district's main towns that benefit from a comprehensive range of employment, retail, health, education and leisure services and facilities and are the most sustainable settlements within Mid Sussex.

- **Burgess Hill**
- **East Grinstead**
- **Haywards Heath**

## Local Service Centres

3.9 Local Service Centres are assessed against the key services and facilities that residents access on a frequent basis and the contribution that these make towards a self-sufficient and sustainable village.

3.10 The relationship between settlements within the 5km distance threshold (see 3.5) to share services is acknowledged. The classification of a Local Service Centre allows only one key service to be shared.

3.11 To qualify as a Local Service Centre, a settlement must have, or share a maximum of one of the following:

- 5 or more retail uses<sup>1</sup> including at least a post office, banking facilities (bank and/ or cash point) and a convenience store;
- Pre-school facilities, infant/ primary school;
- Significant local employment opportunities within 5km<sup>2</sup>;
- A village hall/ community centre;
- Health centre / GP facility and a dispensary;
- A good provision of recreational facilities<sup>3</sup>.

3.12 Following these criteria, the settlements identified as Local Service Centres within Mid Sussex are:

- **Ashurst Wood:** (shared service) meets most of the criteria but does not have a health centre or dispensary. This service is available at East Grinstead and Forest Row, both within the 5km threshold.
- **Copthorne:** meets all the criteria.
- **Crawley Down:** meets all the criteria.
- **Cuckfield:** meets all the criteria.
- **Hassocks:** meets all the criteria.
- **Hurstpierpoint:** meets all the criteria.
- **Lindfield:** meets all the criteria.

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<sup>1</sup> Class A1 as set out in the Town and Country Planning (Use Classes) Order 1987 (as amended)

<sup>2</sup> Defined as 20% or more of local residents that travel to work within a distance of 5km (excluding those that work at home)

<sup>3</sup> Defined as at least one play area and a playing pitch - if possible with a sports pavilion / changing facilities

## Limited Local Service Centres

- 3.13 The role of Limited Local Service Centres is more restricted than that of Local Service Centres and caters for more basic and localised needs.
- 3.14 The relationship between settlements within the 5km distance threshold to share services is acknowledged. The classification of a Limited Local Service Centre allows a maximum of two key services to be shared.
- 3.15 To qualify as a Limited Local Service Centre, a settlement must have or share a maximum of two of the following:
- One or more retail uses which must include a convenience store;
  - An infant/ primary school;
  - A village hall/ community centre
  - Public House

Following these criteria, the settlements identified as Limited Local Service Centres within Mid Sussex are:

- **Albourne:** (shared services) benefits from a primary school and a village hall but does not have any shops or a public house. However, these are available at Sayers Common and Hurstpierpoint, both within the 5km threshold.
- **Ansty:** (shared services) benefits from a garage forecourt shop and a village hall but does not have a school or a public house. However, both are available at Cuckfield, within the 5km threshold.
- **Ardingly:** meets all the criteria.
- **Balcombe:** meets all the criteria.
- **Bolney:** meets all the criteria.
- **Handcross:** meets all the criteria.
- **Horsted Keynes:** meets all the criteria.
- **Pease Pottage:** (shared services) benefits from a shop based at a nearby service station and a public house. The village does not have a community hall or a school, but these are available at Handcross (and Crawley), both within the 5km threshold.
- **Sayers Common:** (shared services) benefits from a village hall that also accommodates a community shop; and a public house. It does not have a school but there is a school at Albourne and at Hurstpierpoint, both within the 5km distance threshold.
- **Scaynes Hill:** meets all the criteria.
- **Sharphorne:** (shared services) benefits from a village hall, a public house and a shop but does not have a school. There is a school at West Hoathly, within the 5km threshold.
- **Staplefield:** meets all the criteria.

- **Turners Hill:** meets all the criteria.
- **Warninglid:** (shared services) benefits from a village hall, public house and a school but does not have any shops. However, a shop is available at Bolney and Handcross, both within the 5km threshold.
- **West Hoathly:** (shared services) benefits from a village hall, a public house and a school but does not have any shops. However, a shop is available at Sharpthorne, within the 5km threshold.

### Other villages and smaller settlements

3.16 This category contains the other villages and smaller settlements within the Mid Sussex district that do not meet the criteria as a Local Service Centre or a Limited Local Service Centre.

- **Birch Grove:** Does not contain any community facilities.
- **Brook Street:** Does not contain any community facilities.
- **Hickstead:** Does not contain any community facilities.
- **Highbrook:** Highbrook has a village hall but more than two key services would need to be shared.
- **Slaugham:** Slaugham has a public house but, more than two of the key service criteria would need to be shared.
- **Twineham:** Twineham has a school but more than two key services would need to be shared.
- **Walstead:** Does not contain any community facilities.

### Accessibility

3.17 The lives of rural residents are characterised by high levels of mobility and a dispersal of activities with different patterns of services use and employment from their more urban counterparts.

3.18 Village residents primarily choose their rural residence for quality of life reasons and then connect up the other aspects of their lives to suit, with high usage of the car. The influence of more urban settlements on rural residents is significant, although the nature and scale of influence will vary from village to village.

### Service use

3.19 A number of barriers exist to accessing services that vary by location. One of the main barriers is a lack of private transport such as the car, which is the most commonly used method to access services not readily available within the immediate area. This particularly affects older people and lower income households who may not have access to a car. The problem is made worse in areas with poor public transport and limited local services.

3.20 Settlements with a good provision of services and facilities and/ or good public transport links clearly encourage easier and more sustainable access to services than those settlements where one or both are absent; and are more capable of supporting a diverse rural community as they are better able to support those who cannot afford or are unable to use the car.



- 3.21 It is important to have an understanding of the level of public transport accessibility to nearby towns and railway stations to reflect commuter patterns to places of work and the likely use of and sharing of services between the villages and the main towns. Whilst it is beyond the scope of this Review to gain a detailed recording of each individual settlement's pattern of service use, this is judged in terms of the provision of public transport and a 5km distance threshold the use of the car to access services (see paragraph 3.5).
- 3.22 When looking at levels of accessibility, more isolated settlements may display higher levels of self-containment than those located closer to larger urban areas and a disproportionately better range of services in terms of their size and population. Remoter settlements that share functional relationships with surrounding villages may also be more sustainable as a group than individual settlements with more services.

### **Travel to work**

- 3.23 Travel to work data gives a good indication of the level of self-containment of a settlement, and the level of accessibility to places of employment by public transport when read in conjunction with public transport service information.

#### Distance travelled to work

- 3.24 Travel to work information shows that the proportion of home working is higher in the rural area (19% average) than the district's towns (10.7% average). A higher proportion of working at home is generally displayed in those settlements where local employment opportunities are more restrictive than those with more local employment opportunities. Working at home is also prevalent in settlements that are more remote from local service centres and the towns and conversely generally lower in those settlements closer to the main towns and the local service centres where public transport links and distances are more favourable. This suggests that working at home is either a preferential lifestyle choice or a necessity due to accessibility issues. Settlements with higher than average levels of home working are Albourne, Ansty, Bolney, Horsted Keynes, Slaugham, Staplefield, Turners Hill, Twineham and Warninglid.
- 3.25 Many of the district's villages have an overall level of self-containment in travel to work terms similar to the district's towns (working within 2km of home or at home). Again, these villages tend to be the more remote or villages or where public transport is more limited. Settlements with particularly high levels of self-containment in employment terms<sup>4</sup> include Ansty, Bolney, Slaugham, Staplefield, Turners Hill and Twineham.
- 3.26 Whilst the rural areas display proportionately high levels of home working and in some settlements high levels of self-containment, people in the rural areas generally travel further for employment than their town based counterparts as overall, locally based employment opportunities are more restricted. Generally, the rural settlements that are based closer to the towns have a higher proportion of those who travel less than 5km to work than those that are more remote which is indicative of the reliance on the district's towns for local employment. Settlements with particularly high levels of persons travelling to work within 5km include Ashurst Wood, Copthorne, Cuckfield and Lindfield.

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<sup>4</sup> Ashurst Wood and Lindfield display high levels of working within 2km - likely to be largely due to their immediate proximity to East Grinstead and Haywards Heath respectively

#### Method used to travel to work

- 3.27 The rural areas generally demonstrate higher usage of the car as the main method used to travel to work when compared to the towns; lower use of the train (other than in general, settlements with a railway station or in close proximity to the towns); similar levels of bus usage; and lower levels of cycling and walking.

#### Place of work summary

- 3.28 Travel to work information demonstrates that the highest overall levels of out-commuting (outside of Mid Sussex) districtwide are to London, Crawley and Brighton.
- 3.29 The most common destinations for work outside of the district for the district's towns of Burgess Hill, East Grinstead and Haywards Heath are London, Crawley, Brighton and the Tandridge district. For East Grinstead, London is the most common destination, followed by Crawley and Tandridge District. For Burgess Hill Crawley is the most common destination followed by London and Brighton and for Haywards Heath, the most common destinations is London, followed by Crawley and Brighton.
- 3.30 Crawley is the most common overall destination for place of work outside of the district, for the district's rural settlements with high levels of travel to work demonstrated in the north and central parts of the district. Those settlements in relative close proximity to Crawley such as Cophorne, Crawley Down and Turners Hill, Balcombe, Pease Pottage, Handcross, Slaugham, Staplefield and Warninglid and Ardingly all demonstrate the highest levels of persons travelling to Crawley for work, outside of the district.
- 3.31 London is the second most common destination for place of work outside of the district for the district's rural settlements with particular high levels of commuting from the centre of the district focused around Haywards Heath. Settlements with high commuter levels to London are spread across the district but with particularly high levels found around those settlements with or in proximity to settlements with railway stations such as Ardingly, Balcombe, Cuckfield and Hassocks.
- 3.32 Brighton is also a common destination for place of work outside of the district, but with much higher levels demonstrated in the southern parts of the district, with high levels of out-commuting from settlements such as Albourne, Bolney, Cuckfield, Hassocks, Hurstpierpoint and Sayers Common.
- 3.33 The rural settlements demonstrate fairly strong commuting patterns to the district's towns although the levels seen suggest this is influenced by proximity to the towns; and the relative distance of major employment centres such as Crawley and Brighton (see also 3.26). The settlements<sup>5</sup> that indicate high levels of travel to work to the nearest town include Crawley Down and Turners Hill (East Grinstead), Cuckfield (Haywards Heath), Hassocks (Burgess Hill) and Hurstpierpoint (Burgess Hill). For the rural parts of the district, Haywards Heath and Burgess Hill are the strongest centres of local employment outside of the immediate area throughout the district.

#### Summary

- 3.34 There is evidence of different patterns of employment for rural residents compared to their town counterparts, with rural residents generally travelling further afield for employment opportunities but also indicating a reliance on the district's towns. In rural areas, the car is clearly important for travel to work although higher levels of public transport usage are demonstrated in the settlements in close proximity to the towns and

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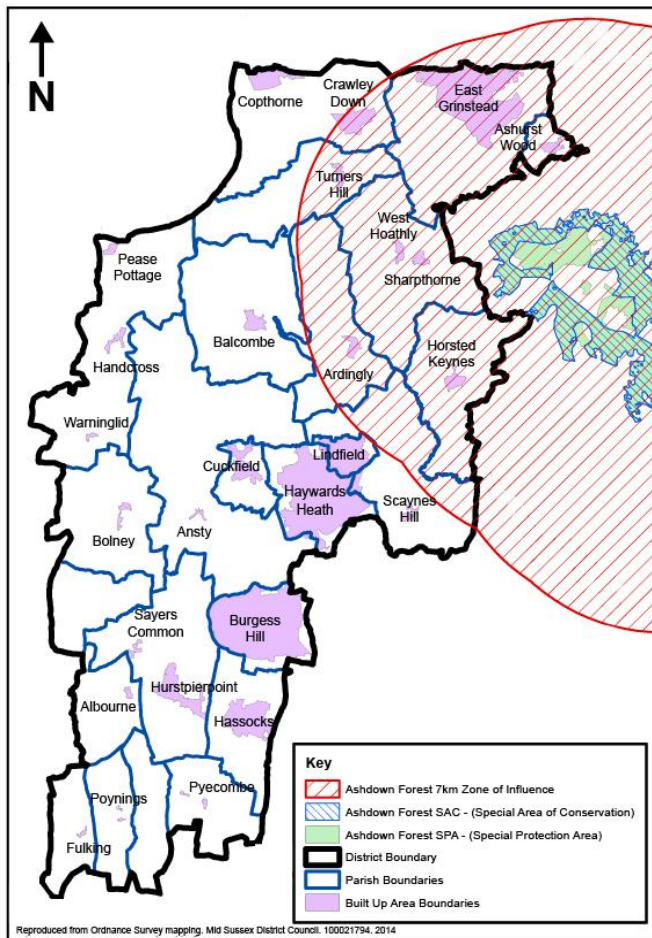
<sup>5</sup> Data taken at 'Super Output Area' level. These areas often do not fit with settlement boundaries, and as such, may include more than one settlement.

railway stations. The more isolated villages tend to display higher levels of working at home than those settlements in close proximity to or with good accessibility to employment opportunities. Overall, this underlines the importance of considering the availability of public transport for rural residents to access services and facilities and employment, particularly where little or no opportunities exist locally.

### Environmental constraints

- 3.35 A settlement's overall sustainability is a combination of service provision and accessibility, checked by overriding environmental constraints. For instance, a village with good service provision and accessibility cannot be classified as sustainable if there is very limited prospect of expansion due to, for example, constraints from landscape designations, flooding and/or due to ecological reasons.
- 3.36 For the purposes of this Review, the designations considered to place a significant environmental constraint on a settlement are:
- Settlements located wholly within the Area of Outstanding Natural Beauty;
  - Settlements with a high proportion of land either within or adjacent to the settlement Sites of Special Scientific Interest (SSSI) and Sites of Nature Conservation Interest (SNCI);
  - Areas at high risk of flood (Flood Risk Zones 2 and 3);
  - Areas of Ancient Woodland.
- 3.37 The Ashdown Forest is designated as a Special Protection Area and Special Area of Conservation. The main potential impacts arising from development in Mid Sussex that are likely to have a significant effect on Ashdown Forest are recreational disturbance to breeding birds from an increase in visitors to Ashdown Forest and atmospheric pollution affecting the heathland habitat from increased traffic.
- 3.38 The Habitats Regulations Assessment for the Mid Sussex District Plan identifies that proposed new housing in areas close to Ashdown Forest is likely to increase the number of visitors, with associated impacts on bird populations. This 'zone of influence' is within a 7km straight-line distance from the boundary of the Ashdown Forest.
- 3.39 It is important to counter any adverse effects from new residential development in this zone of influence (which includes East Grinstead and a number of the district's rural settlements – see Figure 3.1), and to put in place appropriate measures which reduce visitor pressure. The proposed approach is to provide Suitable Alternative Natural Greenspace sites (SANGs), and Strategic Access Management and Monitoring (SAMM) measures on Ashdown Forest itself.
- 3.40 Suitable Alternative Natural Greenspace sites provide alternative facilities to cater for the recreational needs of communities to reduce the likelihood visiting the Ashdown Forest and increasing visitor pressure and disturbance on important nature conservation areas. A 33 Hectare strategic SANG at East Court and Ashplats Wood in East Grinstead has been provided with an estimated capacity to cater for around 1,500 homes.

Figure 3.1 – Ashdown Forest Zone of Influence



- 3.41 The Mid Sussex District Plan<sup>6</sup> sets out an avoidance and mitigation strategy to reduce the impact of recreational disturbance. Within the 7km zone of influence, all development will need to contribute to an appropriate level of mitigation detailed in the Habitats Regulations Assessment, in the form of either providing a SANG at the development site or through a financial contribution to a strategic SANG; and a separate financial contribution towards a SAMM strategy. Further guidance on the type of development covered by this policy can be found in the Mid Sussex SANG strategy<sup>7</sup>.
- 3.42 It is therefore considered that the Ashdown Forest Special Protection Area and Special Area of Conservation should not presently be viewed as an overriding constraint to future development within the 7km zone of influence, as adequate mitigation can be provided.

<sup>6</sup> At time of writing Pre-Submission Draft – see Policy DP15

<sup>7</sup> See [www.midsussex.gov.uk](http://www.midsussex.gov.uk)

## 4. Proposed Settlement Categories

- 4.1 Further criteria are applied to form a hierarchy of settlements in terms of their overall sustainability based on the criteria applied to the settlements to establish service provision, and from information on accessibility and environmental constraints (see Section 3). As a result, five categories of settlement in Mid Sussex are identified.
- 4.2 In forming the hierarchy, it must be noted that the Review is a high level study only, and does not examine in detail existing constraints to development; potential future constraints to development such as infrastructure or transport; or the availability of suitable sites for development. As such, the capacity for development of individual settlements within each category of settlement will vary. The Review is an aid to plan-making and does not pre-empt or prejudice any decision the Council may make in the future on any particular development site or settlement.

### Category 1 Settlements

- 4.3 These are the district's main towns, Burgess Hill, East Grinstead and Haywards Heath that all benefit from a comprehensive and diverse range of services and facilities such as retail, health, education, local employment and leisure; and benefit from having good accessibility to such services and facilities.
- 4.4 The level of overriding environmental constraints that ultimately check the amount of future development varies between the settlements, but not to a degree considered to justify any of the towns being placed into a lower category; or a sub-category:
- **Burgess Hill:** The town is constrained by numerous pockets of woodland and ancient woodland and by a site of nature conservation interest/ nature reserve to the north east. There are areas at risk of flood to the north, east, south and west of the town. The town is also constrained by the East Sussex County/ Lewes District administrative boundary to the east.
  - **East Grinstead:** The town is constrained by the High Weald Area of Outstanding Natural Beauty which runs up to the built up area boundary of the town to the east, south and south west. There are numerous areas of woodland including pockets of ancient woodland surrounding the town and a site of nature conservation interest to the east. The town is also constrained by the Surrey County/ Tandridge District administrative boundary that runs along the northern boundary of the town. Whilst not an environmental constraint as such for the purposes of this Review (see 3.36), it is recognised that the town is subject to severe highway constraints.
  - **Haywards Heath:** The town is constrained by areas of woodland, including ancient woodland; and sites of nature conservation interest. There are areas at risk of flooding to the east and south of the town.

## Category 2 Settlements

4.5 To be defined as a Category 2 Settlement:

- (a) The settlement must be a Local Service Centre (see 3.12);
- (b) The settlement must have a peak hour public transport service to significant employment opportunities<sup>8</sup> and an off-peak public transport service to the nearest town/ local service centre<sup>9</sup>;
- (c) The settlement must have a built up area boundary;
- (d) The settlement should not be significantly constrained by environmental constraints (see paragraph 3.33).

Category 2 settlements are identified as:

- **Copthorne:** The village (as part of Worth Parish) accommodates a slightly lower proportion of young children and school age children than the Mid Sussex “district” and “rural” averages and a lower proportion of over 65s. Copthorne benefits from a peak public transport service to significant local employment opportunities; and an off peak service that is sufficient to enable access to further services and facilities. The village is defined as a Local Service Centre with a good provision of services meeting day-to-day needs and social facilities and benefits from a health centre/ GP facility as well as a dispensary. The village does have environmental constraints to future development that largely enclose the village. This includes tracts of woodland including areas of Ancient Woodland, common land and Sites of Nature Conservation Importance (SNCI) designations. To the west of the village, some areas are at risk of flood extending into the current built up area boundary.
- **Crawley Down:** The village (as part of Worth Parish) accommodates a slightly lower proportion of young children and school age children than the Mid Sussex “district” and “rural” averages; and a lower proportion of over 65s. The village benefits from a peak public transport service to significant local employment opportunities; and an off peak service that is sufficient to enable access to further services and facilities. The village benefits from the Worth Way, a surfaced bridleway that provides a direct traffic free link to the centre of East Grinstead. The village also has a health centre/ GP facility and a dispensary. The village is environmentally constrained by pockets of woodland, many of which are classified Ancient Woodland and to the south west by a Site of Nature Conservation Importance.
- **Cuckfield:** Cuckfield accommodates a higher proportion of young children and school age children than the Mid Sussex “district” and “rural” averages. The village benefits from a high provision of services including a secondary school and a prosperous and diverse village centre. The village benefits from a peak public transport service to significant local employment opportunities; and an off peak service that is sufficient to enable access to further services and facilities. The village is constrained by the High Weald Area of Outstanding Natural Beauty to the north and partially on the western boundary with areas of Ancient Woodland.
- **Hassocks and Keymer** – Hassocks and Keymer accommodates a lower proportion of all age groups up to 45-64 than all the Mid Sussex averages. The village also has the second highest proportion of 65+ residents in Mid Sussex. The village benefits from a peak public transport service to significant local employment opportunities; and an off peak service that is sufficient to enable access to further services and facilities aided by having a railway station on the London to Brighton mainline. The north boundary of the village is partially constrained by a flood risk area; the eastern

<sup>8</sup> Bus service to nearest local town and/ or railway station (at least an hourly service during peak times)

<sup>9</sup> At least a two-hourly service during business hours

and southern boundaries are constrained by the South Downs National Park; and the eastern boundary abuts the East Sussex/ Lewes district administrative boundary.

- **Hurstpierpoint** – Hurstpierpoint (as part of Hurstpierpoint and Sayers Common Parish) accommodates a higher proportion of pre-school children (0-4) and school age children (5-15), and a lower proportion of 45-64 ages than the Mid Sussex “district” and “rural” averages. The village benefits from a peak public transport service to significant local employment opportunities; and an off peak service that is sufficient to enable access to further services and facilities, further aided by its relative proximity to Hassocks railway station. The northern boundary of Hurstpierpoint is constrained by pockets of Ancient Woodland. The southern boundary is constrained in many areas by the South Downs National Park boundary.
- **Lindfield** – Lindfield accommodates a lower proportion of age groups 5-15 to 45-64 than the Mid Sussex “district” and “rural” averages. Lindfield also has the highest proportion of 65+ residents in Mid Sussex. The village benefits from a peak public transport service to significant local employment opportunities; and an off peak service that is sufficient to enable access to further services and facilities, aided by its relative proximity to Haywards Heath station. The south west boundary of Lindfield adjoins the town of Haywards Heath. There are patches of Ancient Woodland beyond the northern boundary of the village and an area of flood risk to the south east of the village.

### Category 3 Settlements

4.6 To be defined as a Category 3 Settlement:

- (a) The settlement must be a Local or a Limited Local Service Centre (see paragraphs 3.12 and 3.15);
- (b) The settlement must have a an off-peak public transport service to the nearest town/ local service centre<sup>10</sup>;
- (c) The settlement must have a built up area boundary;
- (d) The settlement could be constrained by environmental constraints, but not to the extent that prevents future development (see 3.35).

Category 3 settlements are identified as:

- **Albourne** – Albourne has a lower proportion of those aged 0-4 and 65+ than the Mid Sussex “district” and “rural” averages; and a higher proportion of the same indices of those aged 45-64 years of age. The village is deemed to be a Limited Local Service Centre on account of sharing services. There is an area at risk of flood beyond the southern built up area boundary. The village benefits from an off peak public transport service that is sufficient to enable access to further services and facilities.
- **Ardingly** – Ardingly has a higher proportion of those aged 16-24 than the Mid Sussex “district” and “rural” averages (the highest in the district); and a lower proportion of the same indices, of those aged 45-64 and aged 65+. Ardingly is considered to be a Limited Local Service Centre. The village benefits from an off peak public transport service that is sufficient to enable access to further services and facilities. The village is environmentally constrained due to its location wholly within the High Weald Area of Outstanding Natural Beauty. Future development should therefore be primarily to meet local needs. There are patches of Ancient Woodland surrounding the village

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<sup>10</sup> At least a two-hourly service during business hours

and the South of England Showground physically constrains development of the village to the north.

- **Ashurst Wood** – The village has a higher proportion of children aged up to 15 years of age and those aged 65+ than the Mid Sussex “district” and “rural” averages; and a lower proportion of the same indices of those aged 25-44. Ashurst Wood is defined as a Local Service Centre. The village benefits from a peak public transport service to significant local employment opportunities; and an off peak service that is sufficient to enable access to further services and facilities. However, the village is environmentally constrained due to its location wholly within the High Weald Area of Outstanding Natural Beauty. Future development should therefore be primarily to meet local needs. There are pockets of Ancient Woodland surrounding the village and the village is in parts, constrained by the administrative boundary with East Sussex/ Wealden district to the north.
- **Balcombe** – Balcombe has a lower proportion of those aged 5- 15 years and 16-24 and 45-64 than the Mid Sussex “district” and “rural” averages; and a higher proportion of the same indices of those aged 25-44, and 65+. The village is considered to be a Limited Local Service Centre. The village benefits from a peak public transport service to significant local employment opportunities; and an off peak service that is sufficient to enable access to further services and facilities, aided by its railway station located on the London to Brighton mainline. Balcombe is environmentally constrained due to its location wholly within the High Weald Area of Outstanding Natural Beauty. Future development should therefore be primarily to meet local needs. There are pockets of woodland and Ancient Woodland surrounding the village.
- **Bolney** – Bolney has a higher proportion of children aged up to 15 years of age and 45-64 than the Mid Sussex “district” and “rural” averages; and a lower proportion of the same indices of those aged 25-44 and 65+. The village is considered to be a Limited Local Service Centre. The village benefits from an off peak public transport service that is sufficient to enable access to further services and facilities. Bolney is constrained to the north and to the east in part by the High Weald Area of Outstanding Natural Beauty. The A23 also runs in close proximity to the east of the village.
- **Handcross** – Handcross (assessed as part of Slaugham Parish) has a higher proportion of the Mid Sussex “district” and “rural” averages of those aged 0-4 and 25-44; and a lower proportion of the same indices of those aged 16-24, 45-64 and 65+. The village is identified as a Limited Local Service Centre. The village benefits from an off peak public transport service that is sufficient to enable access to further services and facilities. The village is environmentally constrained due to its location wholly within the High Weald Area of Outstanding Natural Beauty. Future development should therefore be primarily to meet local needs. There are also areas of woodland and Ancient Woodland surrounding the village. Handcross is also constrained by the A23, which bisects the village from north to south, and abuts the western edge of the village.
- **Horsted Keynes** – Horsted Keynes has a higher proportion of the Mid Sussex “district” and “rural” averages of those aged 45-64 and 65+; and a lower proportion of the same indices of age groups 16-24 and 25-44. The village is considered to be a Limited Local Service Centre. The village benefits from an off peak public transport service that is sufficient to enable access to further services and facilities. Horsted Keynes is environmentally constrained due to its location wholly within the High Weald Area of Outstanding Natural Beauty. Future development should therefore be primarily to meet local needs. There are also numerous pockets of Ancient Woodland around the village.



- **Pease Pottage** – Pease Pottage (assessed as part of Slaugham Parish) has a higher proportion the Mid Sussex “district” and “rural” averages of those aged 0-4 and 25-44; and a lower proportion of the same indices of those aged 16-24, 45-64 and 65+. The village is deemed to be a Limited Local Service Centre on account of sharing services. The village benefits from an off peak public transport service that is sufficient to enable access to further services and facilities. The southern part of the village is within the High Weald Area of Outstanding Natural Beauty which also wraps around the eastern boundary of the village at varying distances. There are pockets of Ancient Woodland to the north, east and south of the village. The A23 also runs in close proximity to the east of the village. The land to the north of the village borders the district administrative boundary.
- **Sayers Common** – Sayers Common (as part of Hurstpierpoint and Sayers Common Parish) accommodates a higher proportion of pre-school children (0-4) and school age children (5-15), and a lower proportion of 45-64 ages than the Mid Sussex “district” and “rural” averages. The village is deemed to be a Limited Local Service Centre on account of sharing services. The village benefits from an off peak public transport service that is sufficient to enable access to further services and facilities. Sayers Common has pockets of Ancient Woodland to the south east of the village, and the A23 runs parallel to the village on its eastern side.
- **Scaynes Hill** – Scaynes Hill (assessed as part of Lindfield Rural Parish) has an age profile that approximately accords with the rural and district average age profile other than the 25-44 age group, which is slightly higher than these indices. The village is classed as a Limited Local Service Centre. The village benefits from an off peak public transport service that is sufficient to enable access to further services and facilities. The village is constrained by Ancient Woodland to the northwest and south of the built up area boundary. There is a Site of Nature Conservation Importance to the north of the village.
- **Sharpthorne** – Sharpthorne (assessed as part of West Hoathly Parish) has a lower proportion of children aged up to 15 than the Mid Sussex “district” and “rural” averages; and a higher proportion of the same indices, of those aged 45-64. The village is deemed to be a Limited Local Service Centre on account of sharing services. The village benefits from an off peak public transport service that is sufficient to enable access to further services and facilities. The village is wholly constrained by the High Weald Area of Outstanding Natural Beauty. Future development should therefore be primarily to meet local needs. There are pockets of Ancient Woodland.
- **Turners Hill** – Turners Hill has a higher proportion of those aged up to 25 years old and 65+ than the Mid Sussex “district” and “rural” averages; and a lower proportion of the same indices those aged 25-64. The village is classed as a Limited Local Service Centre. The village benefits from a peak public transport service to significant local employment opportunities; and an off peak service that is sufficient to enable access to further services and facilities. The High Weald Area of Outstanding Natural Beauty adjoins the entire southern part of the village and there is an area of ancient woodland to west.
- **West Hoathly** – West Hoathly (assessed as part of West Hoathly Parish) has a lower proportion of children aged up to 15 than the Mid Sussex “district” and “rural” averages; and a higher proportion of the same indices of those aged 45-64. The village is deemed to be a Limited Local Service Centre on account of sharing services. The village benefits from an off peak public transport service that is sufficient to enable access to further services and facilities. West Hoathly is wholly constrained by the High Weald Area of Outstanding Natural Beauty. Future development should therefore be primarily to meet local needs. There are also pockets of Ancient Woodland around the village.

## Category 4 Settlements

4.7 The settlements within this category have been identified as having very few services and facilities, often only serving the settlement itself. Settlements within this category are:

- **Ansty** – Ansty is classified as a Limited Local Service Centre on account of sharing services with nearby settlements but it has restricted public transport access. The High Weald Area of Outstanding Natural Beauty skirts the village boundary to the north and west and there are pockets of Ancient Woodland, although these only adjoin the built up area boundary to a limited degree on the eastern boundary.
- **Slaugham** – Slaugham has access to very limited services and does not have a built up area boundary. The village is wholly within the High Weald Area of Outstanding Natural Beauty.
- **Staplefield** – Staplefield is classified as a Limited Local Service Centre but does not have a built up area boundary and is wholly within the High Weald Area of Outstanding Natural Beauty
- **Twineham** – Twineham has access to very limited services and does not have a built up area boundary.
- **Warninglid** – Warninglid is classified as a Limited Local Service Centre on account of sharing services with nearby settlements but it has restricted public transport access. The village is wholly within the High Weald Area of Outstanding Natural Beauty. There is a section of ancient woodland adjoining the north of the village and some pockets of ancient woodland to the south.

## Category 5 Settlements

4.8 The remaining settlements within the district are Hamlets that have very limited or no services.

- **Birch Grove**
- **Brook Street**
- **Hickstead**
- **Highbrook**
- **Walstead**

4.9 In summary, the Review identifies the following categories of settlements

<b>Category 1</b>	Burgess Hill, East Grinstead and Haywards Heath
<b>Category 2</b>	Copthorne, Crawley Down, Cuckfield, Hassocks and Keymer, Hurstpierpoint and Lindfield
<b>Category 3</b>	Albourne, Ardingly, Ashurst Wood, Balcombe, Bolney, Handcross, Horsted Keynes, Pease Pottage, Sayers Common, Scaynes Hill, Sharpthorne, Turners Hill and West Hoathly
<b>Category 4</b>	Ansty, Slaugham, Staplefield, Twineham and Warninglid
<b>Category 5</b>	Birch Grove, Brook Street, Hickstead, Highbrook and Walstead

# Appendices

**Table 1 - Population estimates (Category 1 - 4 settlements), 2011**

Settlement	Population estimate <sup>11</sup>
Albourne	644
Ansty	332
Ardingly	1,936
Ashurst Wood	1,833
Balcombe	1,917
Bolney	1,366
Copthorne	4,265
Crawley Down	4,737
Burgess Hill	30,109
Cuckfield	3,500
East Grinstead	26,383
Handcross	1,223
Hassocks and Keymer	7,667
Haywards Heath	27,057
Horsted Keynes	1,586
Hurstpierpoint	5,594
Lindfield	5,836
Pease Pottage	673
Sayers Common	869
Scaynes Hill	1,214
Sharpthorne <sup>12</sup>	765
Slaugham	120
Staplefield	401
Turners Hill	1,919
Twineham	306
Warninglid	310
West Hoathly <sup>2</sup>	680

Source: Census 2011

<sup>11</sup> Data is based on 2011 Census Output Areas. The proportion assigned to each settlement from these areas has been estimated where an area does not accord with settlement boundaries; or includes more than one settlement.

<sup>12</sup> This figure is less than has been previously estimated by Mid Sussex District Council as the proportion assigned to each settlement from the 2011 Census Output Areas is estimated where an area does not accord with the settlement boundaries or includes more than one settlement.

**Table 2 - Distance travelled to work, 2011**

	% work mainly at home <sup>13</sup>	% travel to work within 2km of home <sup>14</sup>	% travel to work at or within 2km of home	% travel to work within 5km of home <sup>14</sup>	% travel to work at or within 5km from home	% travel to work 5km+ from home <sup>14</sup>	Other <sup>15</sup>
Albourne	20.7%	8.6%	27.5%	21.6%	37.9%	66.0%	12.4%
Ansty	27.4%	7.2%	32.6%	24.7%	45.3%	60.1%	15.2%
Ardingly	17.6%	10.1%	25.9%	19.4%	33.6%	69.2%	11.4%
Ashurst Wood	16.5%	11.0%	25.7%	35.6%	46.2%	52.3%	12.1%
Balcombe	18.6%	8.0%	25.1%	11.9%	28.3%	75.7%	12.3%
Bolney	22.9%	6.7%	28.1%	13.4%	33.2%	75.5%	11.2%
Copthorne	13.9%	7.8%	20.6%	32.0%	41.4%	58.1%	9.9%
Crawley Down	12.4%	6.0%	17.6%	21.4%	31.1%	68.3%	10.3%
Cuckfield	17.4%	11.0%	26.5%	28.6%	41.0%	61.1%	10.4%
Handcross	14.6%	9.5%	22.7%	14.5%	26.9%	74.4%	11.1%
Hassocks & Keymer	13.8%	11.0%	23.3%	27.7%	37.7%	63.2%	9.0%
Horsted Keynes	19.9%	6.0%	24.7%	15.0%	31.9%	72.9%	12.1%
Hurstpierpoint	16.9%	11.1%	26.1%	26.5%	38.9%	62.3%	11.2%
Lindfield	15.5%	18.0%	30.7%	31.7%	42.2%	60.2%	8.1%
Pease Pottage	11.4%	5.6%	16.4%	18.5%	27.9%	74.7%	6.7%
Sayers Common	17.7%	7.7%	24.0%	26.7%	39.7%	63.1%	10.1%
Scaynes Hill	18.7%	6.2%	23.7%	26.2%	40.0%	63.4%	10.4%
Sharpthorne	16.8%	6.0%	21.8%	10.5%	25.5%	76.0%	13.5%
Slaugham	29.1%	3.6%	31.6%	7.1%	34.2%	76.8%	16.1%
Staplefield	28.9%	5.7%	32.9%	10.7%	36.5%	80.4%	8.9%
Turners Hill	19.4%	12.8%	29.7%	23.0%	37.9%	66.5%	10.5%
Twineham	27.8%	0.9%	28.4%	5.1%	31.5%	76.9%	17.9%
Warninglid	22.0%	1.0%	22.7%	4.9%	25.8%	88.3%	6.8%
West Hoathly	16.8%	6.0%	21.8%	10.5%	25.5%	76.0%	13.5%
Burgess Hill	9.5%	23.9%	31.1%	37.9%	43.8%	53.5%	8.6%
East Grinstead	12.1%	29.4%	37.9%	39.2%	46.6%	51.0%	9.8%
Haywards Heath	10.4%	25.5%	33.2%	35.0%	41.7%	56.8%	8.2%
District mean	18.1%	9.8%	26.4%	21.5%	36.0%	67.5%	11.0%
"Rural" area mean	19.0%	7.8%	25.4%	19.5%	35.0%	69.2%	11.3%
"Town" mean	10.7%	26.2%	34.1%	37.3%	44.0%	53.8%	8.9%

Source: Census 2011<sup>16</sup>

This table gives an indication of the distances travelled by those who commute to work in the district where available. A mean figure for the entire district and for the rural settlements and towns is included to allow comparison.

<sup>13</sup> Of all those that work

<sup>14</sup> Of all those that work, but excludes those that work mainly at home

<sup>15</sup> Of all those that work. Will include for example those with no fixed place of work

<sup>16</sup> Data is based on 2011 Census Output Areas. The proportion assigned to each settlement from these areas has been estimated where an area does not accord with the settlement boundaries or includes more than one settlement

**Table 3 – Main method used to travel to work, 2011**

Parish / method <sup>17</sup>	Train	Bus / Minibus / Coach	Taxi	Car/ van- driver	Car/ van- pass'gr	M'trcycle	Bicycle	On foot
Albourne	9.3%	0.8%	0.3%	64.6%	2.7%	0.8%	1.4%	5.4%
Ansty	12.4%	0.7%	0.7%	56.0%	2.9%	0.7%	1.0%	7.2%
Ardingly	11.9%	1.7%	0.1%	60.4%	4.3%	1.1%	1.2%	10.9%
Ashurst Wood	8.6%	1.1%	0.1%	65.3%	3.8%	0.6%	0.9%	8.8%
Balcombe	17.6%	0.4%	0.0%	59.5%	3.7%	0.3%	0.8%	5.5%
Bolney	11.2%	1.0%	0.0%	61.7%	3.4%	0.4%	0.6%	7.3%
Copthorne	6.8%	2.0%	0.2%	71.2%	4.9%	0.7%	1.0%	6.1%
Crawley Down	6.3%	2.5%	0.2%	73.7%	3.7%	0.4%	0.8%	4.0%
Cuckfield	15.2%	1.5%	0.7%	58.1%	2.3%	0.7%	0.7%	8.8%
Handcross	4.4%	1.1%	0.2%	69.7%	6.3%	1.4%	1.9%	7.6%
Hassocks & Keymer	16.9%	1.3%	0.2%	58.9%	3.6%	0.6%	1.8%	8.4%
Horsted Keynes	13.4%	1.5%	0.1%	60.0%	2.9%	0.9%	0.9%	6.1%
Hurstpierpoint	10.3%	1.6%	0.1%	61.6%	4.5%	0.8%	1.7%	7.7%
Lindfield	20.9%	1.2%	0.2%	51.8%	3.0%	0.7%	1.5%	9.7%
Pease Pottage	6.0%	1.2%	0.7%	74.1%	5.2%	1.5%	0.7%	4.2%
Sayers Common	7.1%	1.8%	0.4%	66.9%	5.0%	0.6%	2.6%	4.2%
Scaynes Hill	11.5%	1.5%	0.3%	62.8%	3.9%	1.1%	0.5%	6.3%
Sharphorne	7.8%	2.0%	1.2%	66.9%	3.6%	0.9%	0.5%	6.7%
Slaugham	12.7%	0.0%	0.0%	58.9%	0.6%	1.9%	0.6%	9.5%
Staplefield	11.6%	0.5%	0.0%	58.7%	1.8%	0.0%	0.5%	9.1%
Turners Hill	4.1%	1.2%	0.2%	65.5%	3.8%	1.2%	1.1%	12.1%
Twineham	11.1%	1.9%	0.0%	57.4%	2.5%	1.2%	0.0%	7.4%
Warninglid	10.6%	1.5%	0.0%	61.4%	3.8%	1.5%	0.8%	3.8%
West Hoathly	7.8%	2.0%	1.2%	66.9%	3.6%	0.9%	0.5%	6.7%
Burgess Hill	12.3%	1.7%	0.3%	61.7%	4.5%	0.7%	1.7%	11.3%
East Grinstead	10.1%	1.4%	0.5%	59.6%	4.0%	0.5%	1.7%	14.4%
Haywards Heath	19.7%	1.5%	0.5%	51.3%	3.9%	0.6%	1.1%	14.6%
District mean	11.0%	1.4%	0.3%	62.4%	3.6%	0.9%	1.1%	7.9%
"Rural" area mean	10.6%	1.3%	0.3%	63.0%	3.6%	0.9%	1.0%	7.2%
"Town" mean	14.0%	1.5%	0.4%	57.5%	4.1%	0.6%	1.5%	13.4%

Source: Census 2011<sup>18</sup><sup>17</sup> Excludes working at home data; and those that state 'other' as a method of travelling to work<sup>18</sup> Data is based on 2011 Census Output Areas. The proportion assigned to each settlement from these areas has been estimated where an area does not accord with the settlement boundaries or includes more than one settlement

**Table 4 – Parish age structure as % of total population, 2011**

Parish	0-4 years	5-15 years	16-24 years	25-44 years	45-64 years	65+ years	Mean age of population
Albourne	4.0%	15.1%	9.9%	22.4%	32.8%	15.8%	41.4
Ansty & Staplefield	4.7%	16.2%	8.3%	21.4%	30.3%	19.1%	41.8
Ardingly	4.5%	16.8%	15.8%	22.1%	26.1%	14.6%	37.9
Ashurst Wood	4.9%	15.9%	8.7%	20.1%	29.7%	20.6%	42.5
Balcombe	6.3%	13.2%	6.6%	23.3%	28.0%	22.7%	43.9
Bolney	6.2%	15.9%	9.5%	19.3%	32.7%	16.5%	40.5
Burgess Hill	6.1%	13.6%	9.6%	27.4%	26.5%	16.7%	40.0
Cuckfield	6.1%	16.2%	8.2%	21.8%	28.5%	19.2%	41.3
East Grinstead	5.8%	12.2%	9.8%	26.5%	28.0%	17.6%	41.0
Hassocks	5.4%	12.4%	8.0%	21.1%	27.4%	25.7%	45.0
Haywards Heath	6.8%	12.4%	9.1%	30.6%	25.1%	15.9%	39.4
Horsted Keynes	5.3%	15.0%	6.7%	20.1%	31.5%	21.4%	43.5
Hurst & Sayers C'n	6.6%	15.4%	9.1%	23.6%	27.2%	18.1%	40.6
Lindfield	6.3%	12.8%	6.0%	21.9%	26.3%	26.7%	45.3
Lindfield Rural	5.2%	14.3%	8.4%	20.9%	31.1%	20.1%	42.7
Slaugham	8.2%	13.9%	7.7%	28.6%	27.0%	14.6%	38.6
Turners Hill	4.0%	15.5%	13.6%	17.8%	26.2%	23.0%	42.3
Twineham	5.2%	17.6%	11.4%	19.6%	36.9%	9.2%	38.0
West Hoathly	4.3%	13.4%	9.2%	21.9%	32.2%	18.9%	42.7
Worth	4.6%	13.9%	9.8%	22.6%	31.9%	17.2%	41.7
District mean	5.5%	14.6%	9.3%	22.6%	29.3%	18.7%	41.5
"Rural" area mean	5.4%	14.9%	9.2%	21.7%	29.8%	19.0%	41.7
"Town" mean	6.3%	12.8%	9.5%	28.2%	26.6%	16.7%	40.1

Source: Census 2011<sup>19</sup>

<sup>19</sup> Data is based on 2011 Census Output Areas. The proportion assigned to each settlement from these areas has been estimated where an area does not accord with the settlement boundaries or includes more than one settlement

**Table 5 – Potential for sharing of services - settlements within 5km (straight-line) threshold<sup>20</sup>**

Settlement	Settlements within 5km with potential for sharing services
Albourne	Hassocks, Hurstpierpoint, Sayers Common
Ansty	Bolney, Burgess Hill, Cuckfield, Haywards Heath
Ardingly	Balcombe, Horsted Keynes, Lindfield/ Haywards Heath, Sharpthorne, West Hoathly
Ashurst Wood	Forest Row, East Grinstead
Balcombe	Ardingly, Handcross, Staplefield
Birch Grove	Horsted Keynes, Sharpthorne, West Hoathly
Bolney	Ansty, Cuckfield, Sayers Common, Warninglid
Brook Street	Ansty, Cuckfield, Haywards Heath, Lindfield, Staplefield
Copthorne	Crawley, Crawley Down, Turners Hill
Crawley Down	Copthorne, East Grinstead, Turners Hill
Cuckfield	Ansty, Bolney, Haywards Heath, Lindfield, Staplefield
Handcross	Balcombe, Pease Pottage, Slaugham, Staplefield, Warninglid
Hassocks & Keymer	Albourne, Burgess Hill, Ditchling, Hurstpierpoint, Sayers Common
Hickstead	Ansty, Albourne, Bolney, Burgess Hill, Hurstpierpoint, Sayers Common
Highbrook	Ardingly, Horsted Keynes, Sharpthorne, West Hoathly
Horsted Keynes	Ardingly, Danehill, Lindfield, Sharpthorne, West Hoathly
Hurstpierpoint	Albourne, Burgess Hill, Hassocks, Sayers Common
Lindfield	Ardingly, Cuckfield, Haywards Heath, Horsted Keynes, Scaynes Hill
Pease Pottage	Crawley, Handcross, Slaugham, Staplefield
Sayers Common	Albourne, Bolney, Burgess Hill, Hassocks, Hurstpierpoint
Scaynes Hill	Haywards Heath, Lindfield
Sharpthorne	Ardingly, Turners Hill, West Hoathly
Slaugham	Handcross, Pease Pottage, Staplefield, Warninglid
Staplefield	Balcombe, Cuckfield, Handcross, Pease Pottage, Slaugham, Warninglid
Turners Hill	Copthorne, Crawley Down, Sharpthorne, West Hoathly
Twineham	Albourne, Bolney, Hurstpierpoint, Sayers Common
Walstead	Ardingly, Cuckfield, Haywards Heath, Horsted Keynes, Scaynes Hill
Warninglid	Ansty, Bolney, Handcross, Slaugham, Staplefield
West Hoathly	Ardingly, Sharpthorne, Turners Hill

<sup>20</sup> For the purposes of consistency, a 5km straight-line distance is used. It is noted that in some cases, actual distances travelled to settlements may slightly exceed the 5km distance threshold (mainly dependent on the choice of route taken). However, this does not impact on those settlements relying on sharing services for the purposes of identifying Local and Limited Local Service Centres.



**Table 6 – Settlement services**

	Allotments	Bank	Cash Machine <sup>1</sup>	Community Hall/ Centre	Convenience Store	Traffic free cycle Route to nearest town or local service centre	Dentist	Dispensary	Health centre/ doctors facility <sup>2</sup>	Library <sup>3</sup>	Significant local employment opportunities within 2km <sup>4</sup>	Significant local employment opportunities within 5km <sup>5</sup>	Petrol Station	Place of worship	Post Office	Public House	Rail Station	5+ retail uses	Nursery/ Pre-school	School (Infants)	School (Primary)	School (Secondary)	Play area (all types)	Playing pitches (all types)	Sports Pavilion / changing facilities	Tennis/ Multi courts	Peak hours public transport service to significant employment opportunity <sup>6</sup>	Off peak public transport service to towns / local service centres <sup>7</sup>	
Albourne	✓			✓								✓		✓						✓	✓								✓
Ansty				✓	✓								✓	✓									✓	✓	✓				
Ardingly				✓	✓					✓	✓			✓	✓	✓			✓	✓	✓		✓	✓	✓	✓			✓
Ashurst Wood			✓	✓	✓					✓	✓	✓		✓	✓	✓		✓	✓	✓	✓		✓	✓	✓	✓	✓	✓	✓
Balcombe	✓		✓	✓	✓			✓	✓	✓				✓	✓	✓	✓		✓	✓	✓		✓	✓	✓	✓ <sup>8</sup>	✓	✓	
Birch Grove																													
Bolney			✓	✓	✓					✓			✓	✓	✓ <sup>9</sup>	✓			✓	✓	✓		✓	✓	✓				✓
Brook Street																													
Copthorne			✓	✓	✓			✓	✓	✓		✓	✓	✓	✓	✓		✓	✓	✓	✓		✓	✓	✓			✓	✓
Crawley Down	✓		✓	✓	✓	✓	✓	✓	✓	✓		✓	✓	✓	✓	✓		✓	✓	✓	✓		✓	✓	✓	✓	✓	✓	✓
Cuckfield	✓		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		✓	✓	✓	✓	✓	✓	✓		✓	✓	✓	✓
Handcross	✓		✓	✓	✓		✓	✓	✓	✓			✓	✓	✓	✓		✓	✓	✓	✓		✓	✓	✓			✓	✓
Hassocks & Keymer	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Hickstead																													
Highbrook				✓									✓																

Notes: 1 – Some cash machines are located inside shops/ public houses but essentially provide service if required, during business hours. 2 – Includes outreach surgery services. 3 – All residents have the opportunity to access the WSCC e-Library service. The table only shows those villages with a library or visited by the WSCC mobile library service. 4/5 - Significant local employment opportunities for local resident population based on distance travelled to work. Significant employment based on 10% of residents travelling within 2km and 20% travelling within 5km of home to work, benchmarked against "rural settlement mean" - 8.3% and 20% respectively (excluding work at home data). 6 – Based on peak time hourly service to nearest town and/ or railway station (at least an hourly service). 7 – Provision of minimum 2 hourly service during business hours to nearest town and/ or local service centre to allow access services and facilities. 8 – Private facility requiring membership. 9 – Restricted opening hours.

	Allotments	Bank	Cash Machine <sup>1</sup>	Community Hall/ Centre	Convenience Store	Traffic free cycle Route to nearest town or local service centre	Dentist	Dispensary	Health centre/ doctors facility <sup>2</sup>	Library <sup>3</sup>	Significant local employment opportunities within 2km <sup>4</sup>	Significant local employment opportunities within 5km <sup>5</sup>	Petrol Station	Place of worship	Post Office	Public House	Rail Station	5+ retail uses	Nursery/ Pre-school	School (Infants)	School (Primary)	School (Secondary)	Play area (all types)	Playing pitches (all types)	Sports Pavilion / changing facilities	Tennis/ Multi courts	Peak hours public transport service to significant employment opportunity <sup>6</sup>	Off peak public transport service to towns / local service centres <sup>7</sup>		
Horsted Keynes	✓			✓	✓					✓				✓	<sup>8</sup>	✓	✓ <sup>9</sup>		✓	✓			✓	✓	✓	✓		✓	✓	
Hurstpierpoint	✓	✓	✓	✓	✓		✓	✓	✓	✓	✓	✓		✓	✓	✓		✓	✓	✓	✓		✓	✓		✓	✓	✓	✓	
Lindfield	✓		✓	✓	✓		✓	✓	✓	✓	✓	✓		✓	✓	✓		✓	✓	✓	✓		✓	✓		✓	✓	✓	✓	
Pease Pottage			✓		✓	✓							✓			✓							✓	✓				✓	✓	
Sayers Common				✓	✓						✓	✓		✓		✓							✓	✓				✓	✓	
Scaynes Hill			✓	✓	✓						✓	✓	✓	✓		✓		✓	✓	✓			✓	✓	✓			✓	✓	
Sharpthorne	✓			✓	✓									✓	✓	✓												✓	✓	
Slaugham														✓		✓							✓							
Staplefield				✓	✓ <sup>10</sup>			✓ <sup>11</sup>	✓	✓ <sup>12</sup>				✓		✓				✓	✓		✓	✓				✓	✓	
Turners Hill	✓			✓	✓				✓	✓	✓	✓		✓	✓	✓			✓		✓		✓	✓	✓	✓	✓	✓	✓	✓
Twineham														✓						✓	✓		✓	✓						
Walstead																														
Warninglid	✓			✓					✓							✓			✓	✓		✓	✓	✓	✓					
West Hoathly	✓			✓					✓					✓		✓			✓	✓	✓		✓	✓	✓	✓			✓	✓

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