

Addendum to SHELAA April 2018 – 19 July 2018

The following change has been made to the published April 2018 SHELAA:

Housing Sites

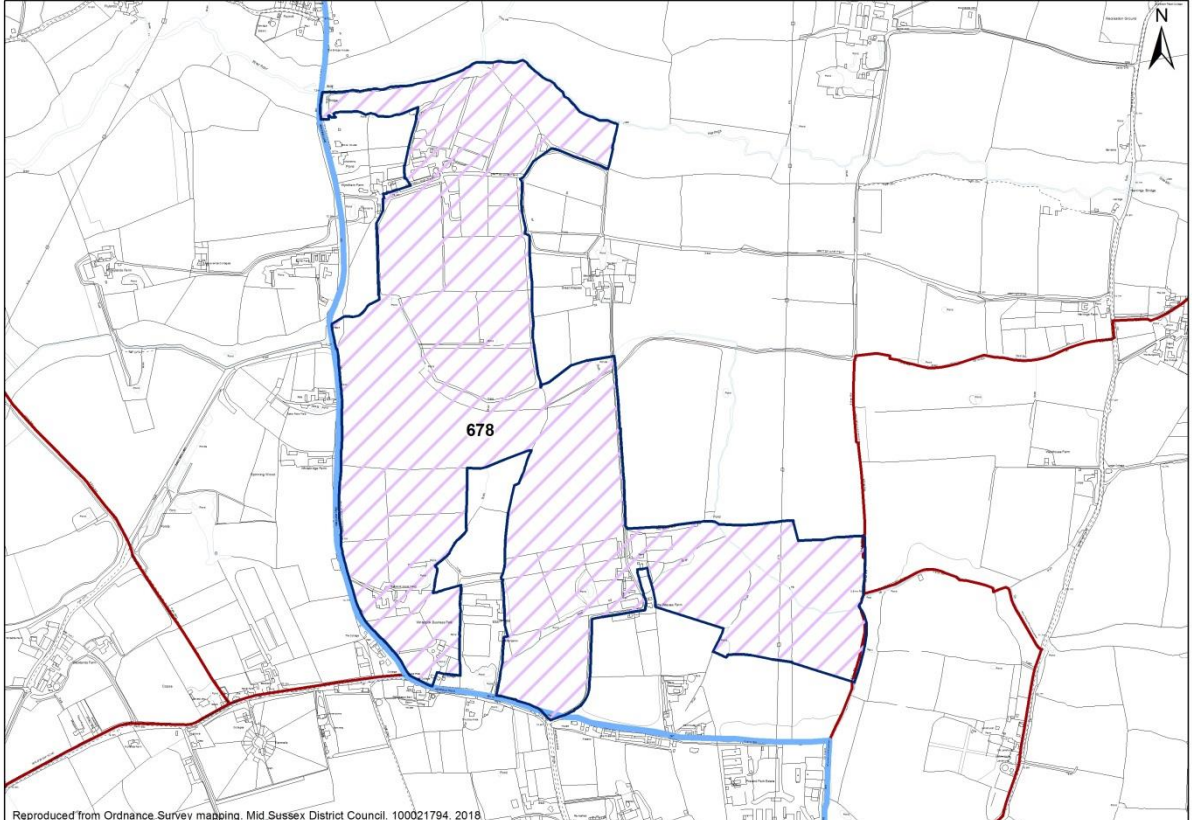
Site	Reason
678 – Broad location west of A23	Promoter request to amend site boundary
945 – Lucas Farm, Birchgrove Road, Horsted Keynes	Additional submitted site

Employment Sites

Site	Reason
927 - Millwood Farm, East Street, Turners Hill	Site added following review of Employment evidence
928 - Hangdown Mead Business Park, Top Road, Sharpthorne	Site added following review of Employment evidence
931 - Extension (east) to Bolney Grange Business Park Stairbridge Lane Bolney	Site added following review of Employment evidence
932 - Burgess Hill Town Centre, Burgess Hill	Site added following review of Employment evidence
933 - Paynes Place Farm, Ansty	Site added following review of Employment evidence
934 - The Old Sawmill, Pickwell Lane, Ansty	Site added following review of Employment evidence
935 - Bridge Road Industrial Estate, Haywards Heath	Site added following review of Employment evidence
936 - Balcombe Saw Mills, Haywards Heath Road Balcombe	Site added following review of Employment evidence
937 - Danworth Farm, Cuckfield Road, Hurstpierpoint	Site added following review of Employment evidence
938 - Mill Green Business Park, Haywards Heath	Site added following review of Employment evidence
940 - Land north of the A264 at Junction 10 of M23 (Employment Area)	Site added following review of Employment evidence
941 - Jammeson's Farm, Muddleswood Road, Albourne	Site added following review of Employment evidence
942 - Sovereign House, London Road, Albourne	Site added following review of Employment evidence
943 - Softech House, London Road, Albourne	Site added following review of Employment evidence
944 - Friday Ad, London Road, Sayers Common	Site added following review of Employment evidence

A revised pro-forma is attached.

Housing Sites

SHELAA Ref	678	Parish	Twineham
Site Location	Broad location West of A23		
 <p>Reproduced from Ordnance Survey mapping, Mid Sussex District Council, 100021794, 2018</p>			
Site uses	Agriculture	Dwellings	
Gross Site Area (ha)	92		
Potential Yield	2000		
Site History			
Absolute Constraint	Flood Zone 2 or 3	✓	
	Site of Special Scientific Interest	✗	
Other Constraints	Ancient Woodland	✓	
	Area of Outstanding Natural Beauty	✗	
	Local Nature Reserve	✗	
	Conservation Area	Development would not have a negative impact on Conservation area and/or Area of Townscape Character	
	Scheduled Monument	✗	
	Listed Buildings	Development would severely affect a listed building	
	Access	Safe access is not available but potential exists to easily gain access	
Suitable	Relatively unconstrained - assessed as Suitable at Stage 1, progress to Stage 2 assessment		
Availability	Site submitted by site proponent to the SHELAA for assessment - considered available		
Achievability	There is a reasonable prospect that site could be developed within the Plan period		
Timescale	Medium-Long Term		

SHELAA Ref	945	Parish	Horsted Keynes
Site Location	Lucas Farm, Birch Grove Road, Horsted Keynes		
<p>Reproduced from Ordnance Survey mapping. Mid Sussex District Council, 16/02/2018</p>			
Site uses	Agriculture		
Gross Site Area (ha)	1.21		
Potential Yield	30		
Site History			
Absolute Constraint	Flood Zone 2 or 3	✘	
	Site of Special Scientific Interest	✘	
Other Constraints	Ancient Woodland	✘	
	Area of Outstanding Natural Beauty	✔	
	Local Nature Reserve	✘	
	Conservation Area	Development would have a potential negative impact upon Conservation Area	
	Scheduled Monument	✘	
	Listed Buildings	Development will not affect listed building/s	
	Access	Safe access is not available but potential exists to easily gain access	
Suitable	Relatively unconstrained - assessed as Suitable at Stage 1, progress to Stage 2 assessment		
Availability	Site submitted by site proponent to the SHELAA for assessment - considered available		
Achievability	There is a reasonable prospect that site could be developed within the Plan period		
Timescale	Short Term		

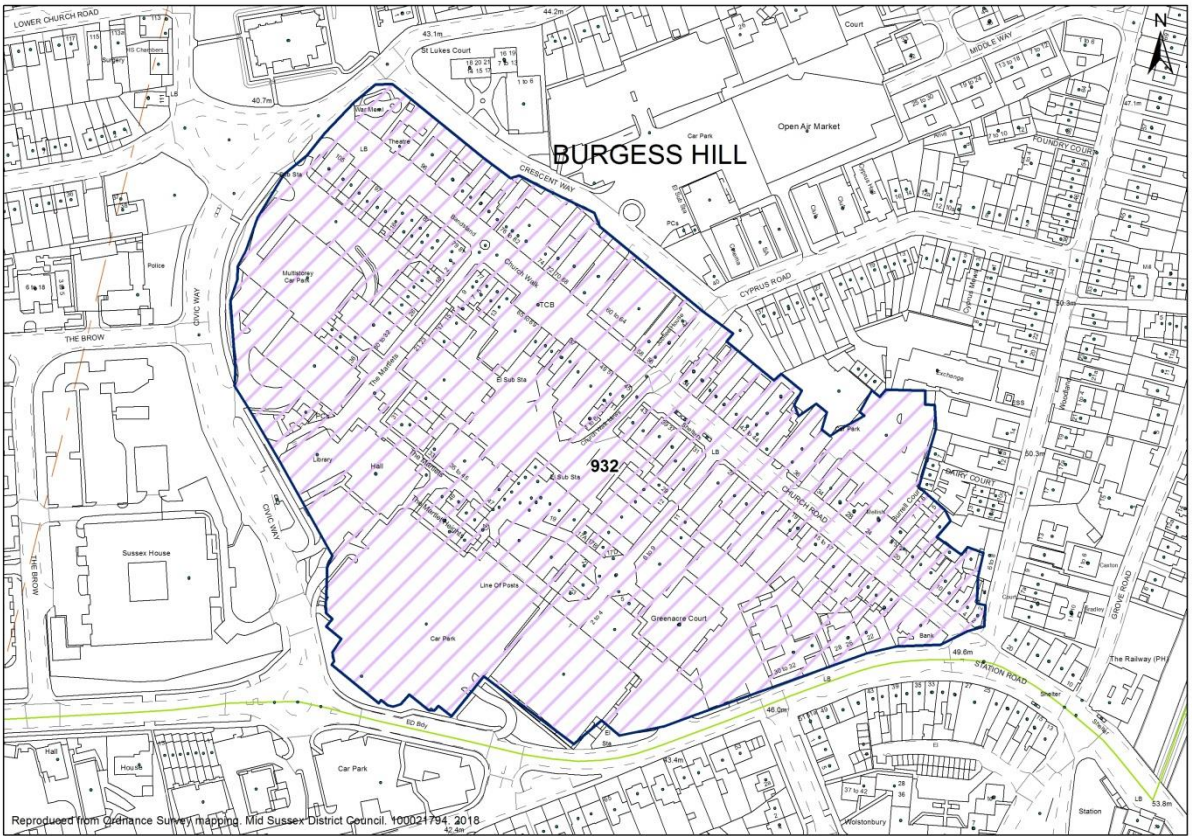
Employment Sites

SHELAA Ref	927	Parish	Turners Hill
Site Location	Millwood Farm, East Street, Turners Hill		
<p>Reproduced from Ordnance Survey mapping, Mid Sussex District Council, 100021794, 2018</p>			
Site uses	Offices	Storage	Vehicle Storage
Gross Site Area (ha)	0.7		
Potential Use	B1 – Business	✓	
	B2 – General Industrial	✓	
	B8 – Storage and Distribution	✓	
	Other	✗	
Site History			
Absolute constraint	Site of Special Scientific Interest	✗	
Constraints	Flood Zone 2 or 3	✗	
	Ancient Woodland	✓	
	Area of Outstanding Natural Beauty	✗	
	Local Nature Reserve	✗	
	Conservation Area	Development would not have a negative impact on Conservation area and/or Area of Townscape Character	
	Scheduled Monument	✗	
	Listed Buildings	Development will not affect listed building/s	
Access	Safe access is not available but potential exists to easily gain access		
Suitable	Relatively unconstrained - assessed as Suitable at Stage 1, progress to Stage 2 assessment		
Availability	Site submitted by site proponent to the SHELAA for assessment - considered available		
Achievability	There is a reasonable prospect that site could be developed within the Plan period		
Timescale	Medium-Long Term		

SHELAA Ref	928	Parish	West Hoathly
Site Location	Hangdown Mead Business Park, Top Road, Sharpthorne		
<p>Reproduced from Ordnance Survey mapping, Mid Sussex District Council, 100021794, 2018</p>			
Site uses	Offices		
Gross Site Area (ha)	0.53		
Potential Use	B1 – Business	✓	
	B2 – General Industrial	✓	
	B8 – Storage and Distribution	✓	
	Other	✗	
Site History			
Absolute constraint	Site of Special Scientific Interest	✗	
	Flood Zone 2 or 3	✗	
	Ancient Woodland	✗	
	Area of Outstanding Natural Beauty	✓	
	Local Nature Reserve	✗	
	Conservation Area	Development would not have a negative impact on Conservation area and/or Area of Townscape Character	
	Scheduled Monument	✗	
	Listed Buildings	Development will not affect listed building/s	
Access	Safe access to site already exists		
Suitable	Relatively unconstrained - assessed as Suitable at Stage 1, progress to Stage 2 assessment		
Availability	Site submitted by site proponent to the SHELAA for assessment - considered available		
Achievability	There is a reasonable prospect that site could be developed within the Plan period		
Timescale	Medium-Long Term		

SHELAA Ref	931	Parish	Bolney
Site Location	Extension (east) to Bolney Grange Business Park Stairbridge Lane Bolney		
Site uses	Unused Land		
Gross Site Area (ha)	0.7		
Potential Use	B1 – Business	✓	
	B2 – General Industrial	✓	
	B8 – Storage and Distribution	✓	
	Other	✗	
Site History			
Absolute constraint	Site of Special Scientific Interest	✗	
Constraints	Flood Zone 2 or 3	✗	
	Ancient Woodland	✗	
	Area of Outstanding Natural Beauty	✗	
	Local Nature Reserve	✗	
	Conservation Area	Development would not have a negative impact on Conservation area and/or Area of Townscape Character	
	Scheduled Monument	✗	
	Listed Buildings	Development will not affect listed building/s	
Access	Safe access is not available but potential exists to easily gain access		
Suitable	No known constraints - assessed as Suitable at Stage 1, progress to Stage 2 assessment		
Availability	Intention to make the site available is unclear		
Achievability	There is a reasonable prospect that site could be developed within the Plan period		
Timescale	Short Term		

SHELAA Ref	932	Parish	Burgess Hill
Site Location	Burgess Hill Town Centre		

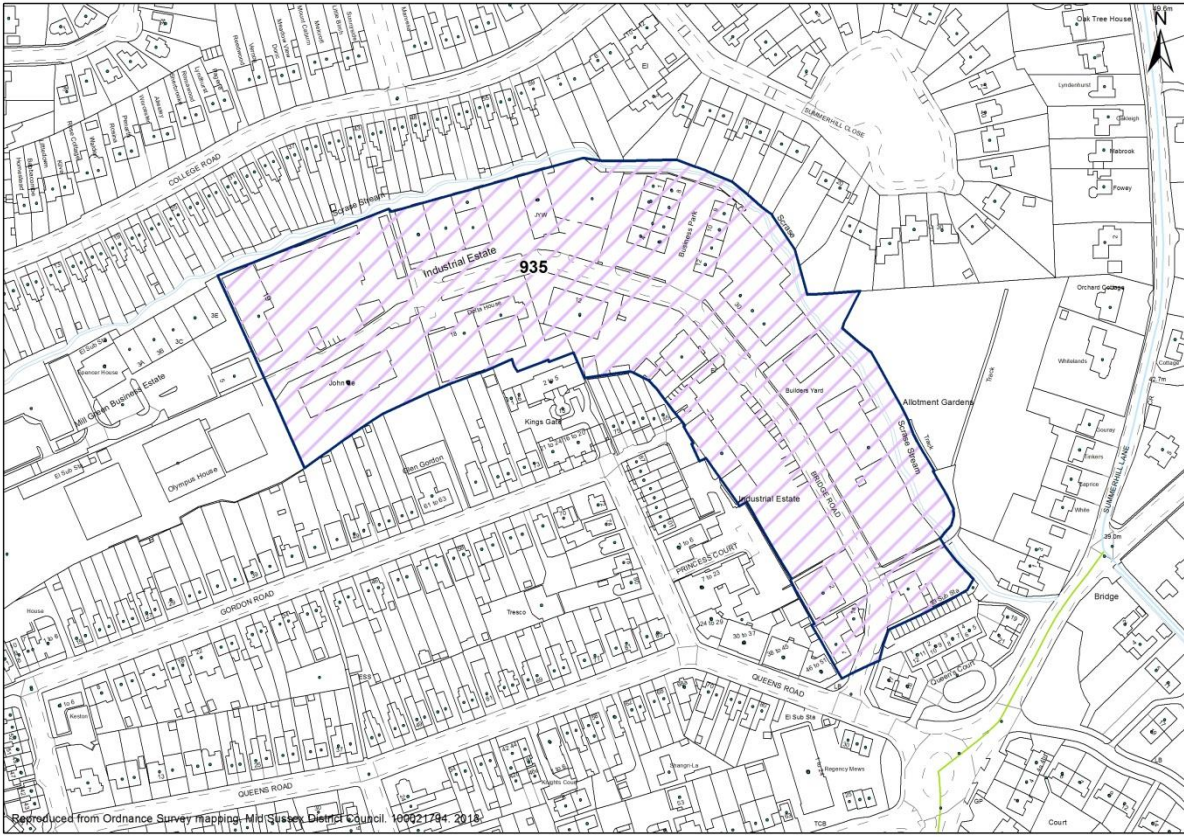


Site uses	Shops	Restaurants and Cafes	Offices
Gross Site Area (ha)	7.17		
Potential Use	B1 – Business	✓	
	B2 – General Industrial	✓	
	B8 – Storage and Distribution	✓	
	Other	✗	
Site History	Planning Permission - Full		
Absolute constraint	Site of Special Scientific Interest	✗	
	Flood Zone 2 or 3	✗	
	Ancient Woodland	✗	
	Area of Outstanding Natural Beauty	✗	
	Local Nature Reserve	✗	
	Conservation Area	Development would not have a negative impact on Conservation area and/or Area of Townscape Character	
	Scheduled Monument	✗	
	Listed Buildings	Development may potentially affect listed building/s - mitigation may be necessary	
Constraints	Access	Safe access to site already exists	
Suitable	No known constraints - assessed as Suitable at Stage 1, progress to Stage 2 assessment		
Availability	Recent relevant planning history shows the site is considered available		
Achievability	It is unlikely that this site will be developed within the Plan period		
Timescale	Medium-Long Term		

SHELAA Ref	933	Parish	Ansty and Staplefield
Site Location	Paynes Place Farm		
Site uses	Manufacturing	Storage	
Gross Site Area (ha)	0.8		
Potential Use	B1 – Business	✓	
	B2 – General Industrial	✓	
	B8 – Storage and Distribution	✓	
	Other	✗	
Site History			
Absolute constraint	Site of Special Scientific Interest	✗	
Constraints	Flood Zone 2 or 3	✗	
	Ancient Woodland	✗	
	Area of Outstanding Natural Beauty	✗	
	Local Nature Reserve	✗	
	Conservation Area	Development would not have a negative impact on Conservation area and/or Area of Townscape Character	
	Scheduled Monument	✗	
	Listed Buildings	Development will not affect listed building/s	
Access	Safe access to site already exists		
Suitable	No known constraints - assessed as Suitable at Stage 1, progress to Stage 2 assessment		
Availability	Intention to make the site available is unclear		
Achievability	There is a reasonable prospect that site could be developed within the Plan period		
Timescale	Short Term		

SHELAA Ref	934	Parish	Ansty and Staplefield
Site Location	The Old Sawmill, Pickwell Lane, Ansty		
Site uses	Manufacturing		
Gross Site Area (ha)	1.5		
Potential Use	B1 – Business	✓	
	B2 – General Industrial	✓	
	B8 – Storage and Distribution	✓	
	Other	✗	
Site History			
Absolute constraint	Site of Special Scientific Interest	✗	
Constraints	Flood Zone 2 or 3	✗	
	Ancient Woodland	✗	
	Area of Outstanding Natural Beauty	✗	
	Local Nature Reserve	✗	
	Conservation Area	Development would not have a negative impact on Conservation area and/or Area of Townscape Character	
	Scheduled Monument	✗	
	Listed Buildings	Development will not affect listed building/s	
Access	Safe access to site already exists		
Suitable	No known constraints - assessed as Suitable at Stage 1, progress to Stage 2 assessment		
Availability	Intention to make the site available is unclear		
Achievability	There is a reasonable prospect that site could be developed within the Plan period		
Timescale	Medium-Long Term		

SHELAA Ref 935	Parish Haywards Heath
Site Location Bridge Road Industrial Estate, Haywards Heath	



Site uses	Storage	Offices
Gross Site Area (ha)	3.98	
Potential Use	B1 – Business	✓
	B2 – General Industrial	✓
	B8 – Storage and Distribution	✓
	Other	✗
Site History		
Absolute constraint	Site of Special Scientific Interest	✗
	Flood Zone 2 or 3	✓
	Ancient Woodland	✗
	Area of Outstanding Natural Beauty	✗
	Local Nature Reserve	✗
	Conservation Area	Development would not have a negative impact on Conservation area and/or Area of Townscape Character
	Scheduled Monument	✗
	Listed Buildings	Development will not affect listed building/s
Access	Safe access to site already exists	
Suitable	Relatively unconstrained - assessed as Suitable at Stage 1, progress to Stage 2 assessment	
Availability	Intention to make the site available is unclear	
Achievability	There is a reasonable prospect that site could be developed within the Plan period	
Timescale	Medium-Long Term	

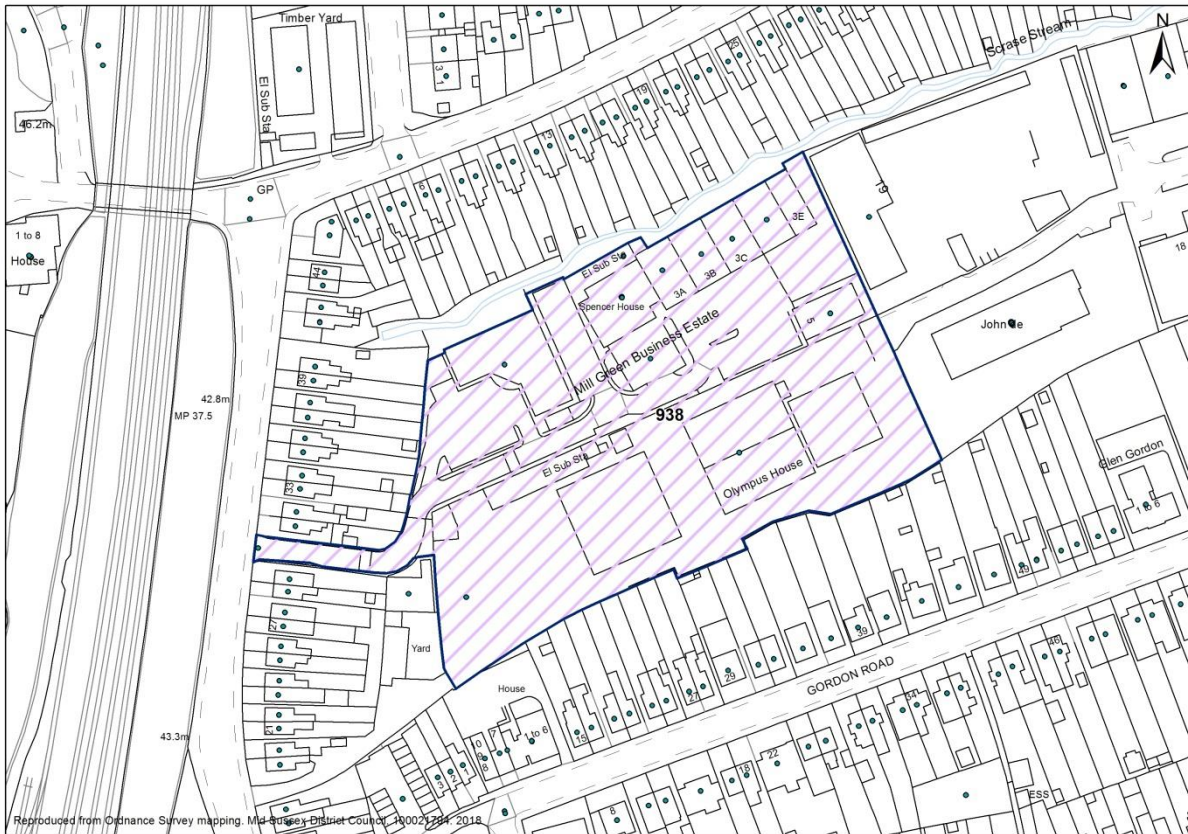
SHELAA Ref	936	Parish	Balcombe
Site Location	Balcombe Saw Mills, Haywards Heath Road Balcombe		
Site uses	Manufacturing		
Gross Site Area (ha)	0.7		
Potential Use	B1 – Business	✓	
	B2 – General Industrial	✓	
	B8 – Storage and Distribution	✓	
	Other	✗	
Site History			
Absolute constraint	Site of Special Scientific Interest	✗	
Constraints	Flood Zone 2 or 3	✗	
	Ancient Woodland	✗	
	Area of Outstanding Natural Beauty	✓	
	Local Nature Reserve	✗	
	Conservation Area	Development would not have a negative impact on Conservation area and/or Area of Townscape Character	
	Scheduled Monument	✗	
	Listed Buildings	Development will not affect listed building/s	
Access	Safe access to site already exists		
Suitable	Relatively unconstrained - assessed as Suitable at Stage 1, progress to Stage 2 assessment		
Availability	Intention to make the site available is unclear		
Achievability	It is unlikely that this site will be developed within the Plan period		
Timescale	Medium-Long Term		

SHELAA Ref	937	Parish	Hurstpierpoint and Sayers Common
Site Location	Danworth Farm, Cuckfield Road, Hurstpierpoint		
Reproduced from Ordnance Survey mapping. Mid Sussex District Council. 100021794. 2018			
Site uses			
Gross Site Area (ha)	1.59		
Potential Use	B1 – Business	✓	
	B2 – General Industrial	✗	
	B8 – Storage and Distribution	✗	
	Other	✗	
Site History	Planning Permission - Full		
Absolute constraint	Site of Special Scientific Interest	✗	
Constraints	Flood Zone 2 or 3	✗	
	Ancient Woodland	✗	
	Area of Outstanding Natural Beauty	✗	
	Local Nature Reserve	✗	
	Conservation Area	Development would not have a negative impact on Conservation area and/or Area of Townscape Character	
	Scheduled Monument	✗	
	Listed Buildings	Development will not affect listed building/s	
	Access	Safe access to site already exists	
Suitable	No known constraints - assessed as Suitable at Stage 1, progress to Stage 2 assessment		
Availability	Recent relevant planning history shows the site is considered available		
Achievability	There is a reasonable prospect that site could be developed within the Plan period		
Timescale	Short Term		

SHELAA Ref **938**

Parish Haywards Heath

Site Location Mill Green Business Park, Haywards Heath

**Site uses**

Offices

Storage

Gross Site Area (ha)

1.5

Potential Use

B1 – Business

✓

B2 – General Industrial

✗

B8 – Storage and Distribution

✓

Other

✗

Site History**Absolute constraint**

Site of Special Scientific Interest

✗

Constraints

Flood Zone 2 or 3

✓

Ancient Woodland

✗

Area of Outstanding Natural Beauty

✗

Local Nature Reserve

✗

Conservation Area

Development would not have a negative impact on Conservation area and/or Area of Townscape Character

Scheduled Monument

✗

Listed Buildings

Development will not affect listed building/s

Access

Safe access to site already exists

Suitable

Relatively unconstrained - assessed as Suitable at Stage 1, progress to Stage 2 assessment

Availability

Intention to make the site available is unclear

Achievability

There is a reasonable prospect that site could be developed within the Plan period

Timescale

Medium-Long Term

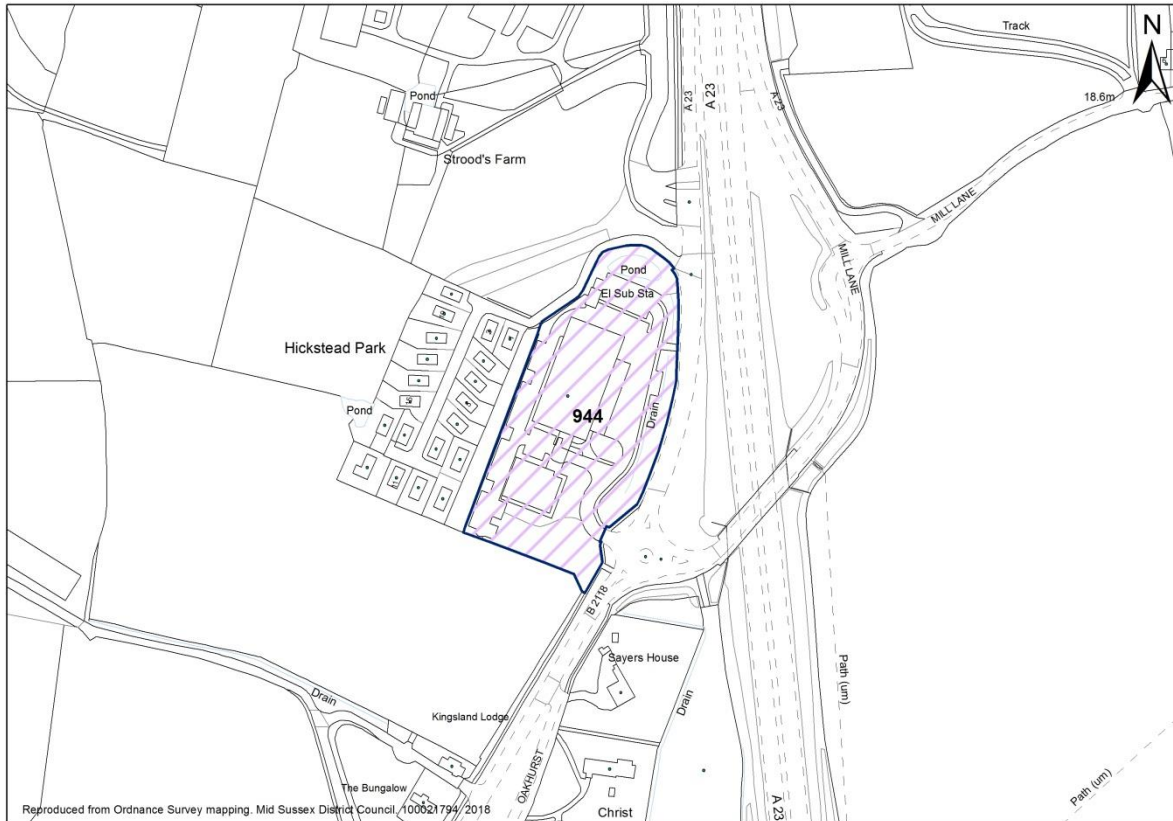
SHELAA Ref	940	Parish	Worth
Site Location	Land north of the A264 at Junction 10 of M23 (Employment Area)		
Site uses	Un-Managed Forest	Agriculture	Dwellings
Gross Site Area (ha)	55.7		
Potential Use	B1 – Business	✓	
	B2 – General Industrial	✗	
	B8 – Storage and Distribution	✓	
	Other	✗	
Site History	Planning Permission - Outline		
Absolute constraint	Site of Special Scientific Interest	✗	
Constraints	Flood Zone 2 or 3	✓	
	Ancient Woodland	✓	
	Area of Outstanding Natural Beauty	✗	
	Local Nature Reserve	✗	
	Conservation Area	Development would not have a negative impact on Conservation area and/or Area of Townscape Character	
	Scheduled Monument	✗	
	Listed Buildings Access	Development will not affect listed building/s Safe access is unavailable or affected by severe limitations/ restrictions	
Suitable	Relatively unconstrained - assessed as Suitable at Stage 1, progress to Stage 2 assessment		
Availability	Site has planning permission / allocated for employment use		
Achievability	There is a reasonable prospect that site could be developed within the Plan period		
Timescale	Medium-Long Term		

SHELAA Ref	941	Parish	Albourne
Site Location	Jammeson's Farm, Muddleswood Road, Albourne		
Site uses	Offices	Storage	
Gross Site Area (ha)	1.8		
Potential Use	B1 – Business	✓	
	B2 – General Industrial	✓	
	B8 – Storage and Distribution	✓	
	Other	✗	
Site History	Neighbourhood Plan - Allocated		
Constraints	Absolute constraint	Site of Special Scientific Interest	✗
		Flood Zone 2 or 3	✗
		Ancient Woodland	✗
		Area of Outstanding Natural Beauty	✗
		Local Nature Reserve	✗
		Conservation Area	Development would not have a negative impact on Conservation area and/or Area of Townscape Character
		Scheduled Monument	✗
		Listed Buildings	Development will not affect listed building/s
	Access	Safe access to site already exists	
Suitable	No known constraints - assessed as Suitable at Stage 1, progress to Stage 2 assessment		
Availability	Intention to make the site available is unclear		
Achievability	There is a reasonable prospect that site could be developed within the Plan period		
Timescale	Short Term		

SHELAA Ref	942	Parish	Albourne
Site Location	Sovereign House, London Road, Albourne		
Site uses	Offices		
Gross Site Area (ha)	0.7		
Potential Use	B1 – Business	✓	
	B2 – General Industrial	✓	
	B8 – Storage and Distribution	✓	
	Other	✗	
Site History	Neighbourhood Plan - Allocated		
Constraints	Absolute constraint	Site of Special Scientific Interest	✗
		Flood Zone 2 or 3	✗
		Ancient Woodland	✗
		Area of Outstanding Natural Beauty	✗
		Local Nature Reserve	✗
		Conservation Area	Development would not have a negative impact on Conservation area and/or Area of Townscape Character
		Scheduled Monument	✗
		Listed Buildings	Development will not affect listed building/s
	Access	Safe access to site already exists	
Suitable	No known constraints - assessed as Suitable at Stage 1, progress to Stage 2 assessment		
Availability	Intention to make the site available is unclear		
Achievability	There is a reasonable prospect that site could be developed within the Plan period		
Timescale	Medium-Long Term		

SHELAA Ref	943	Parish	Albourne
Site Location	Softtech House, London Road, Albourne		
Site uses	Offices		
Gross Site Area (ha)	0.3		
Potential Use	B1 – Business	✓	
	B2 – General Industrial	✗	
	B8 – Storage and Distribution	✗	
	Other	✗	
Site History	Neighbourhood Plan - Allocated		
Absolute constraint	Site of Special Scientific Interest	✗	
	Flood Zone 2 or 3	✗	
	Ancient Woodland	✗	
	Area of Outstanding Natural Beauty	✗	
	Local Nature Reserve	✗	
	Conservation Area	Development would not have a negative impact on Conservation area and/or Area of Townscape Character	
	Scheduled Monument	✗	
	Listed Buildings	Development will not affect listed building/s	
	Access	Safe access to site already exists	
Suitable	No known constraints - assessed as Suitable at Stage 1, progress to Stage 2 assessment		
Availability	Intention to make the site available is unclear		
Achievability	There is a reasonable prospect that site could be developed within the Plan period		
Timescale	Medium-Long Term		

SHELAA Ref	944	Parish	Hurstpierpoint and Sayers Common
Site Location	Friday Ad, London Road, Sayers Common		



Site uses	Offices	
Gross Site Area (ha)	1.36	
Potential Use	B1 – Business	✓
	B2 – General Industrial	✗
	B8 – Storage and Distribution	✗
	Other	✗
Site History		
Absolute constraint	Site of Special Scientific Interest	✗
	Flood Zone 2 or 3	✗
	Ancient Woodland	✗
	Area of Outstanding Natural Beauty	✗
	Local Nature Reserve	✗
	Conservation Area	Development would not have a negative impact on Conservation area and/or Area of Townscape Character
	Scheduled Monument	✗
	Listed Buildings	Development will not affect listed building/s
Constraints	Access	Safe access to site already exists
Suitable	No known constraints - assessed as Suitable at Stage 1, progress to Stage 2 assessment	
Availability	Intention to make the site available is unclear	
Achievability	There is a reasonable prospect that site could be developed within the Plan period	
Timescale	Medium-Long Term	