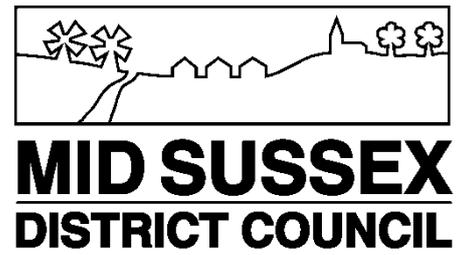


# Mid Sussex District Council



## Site Allocations Development Plan Document

Site Selection Paper 1 – Assessment of Housing Sites against  
District Plan Strategy

September 2018

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# 1. Site Selection Paper 1 – Assessment Against District Plan Strategy

## Introduction

- 1.1. Following the adoption of the Mid Sussex District Plan in March 2018, work has commenced on the preparation of the Site Allocations Development Plan Document. Policy DP4: Housing, commits the Council to preparing a Site Allocations DPD to identify around 2,500 additional residential units.
- 1.2. In order to decide which sites will be allocated for development in the DPD, the Council is carrying out a robust process to identify, assess and score the potential sites. The first stage of that process was to prepare a Strategic Housing and Employment Land Availability Assessment (SHELAA), which sets out the sites which will be considered further through the Site Selection process. This paper forms the first of a suite of papers that will be produced to explain the stages of the site selection process.

## Purpose of the Paper

- 1.3. The purpose of this paper is to explain the process the District Council has followed and the work undertaken, to date, to identify sites for inclusion in the Site Allocations Document. It is the first in a series of papers that the Council will produce as it goes through the Site Selection process.
- 1.4. This paper sets out how the Strategic Housing and Employment Land Availability Assessment was prepared and considered by Members of the Committee in January 2017. The SHELAA was published on the Council's website in April 2018, and provides the palette of sites now being assessed through the Site Selection process.
- 1.5. The paper then goes onto explain how the housing sites have been assessed against the District Plan Strategy.
- 1.6. This paper only discusses the assessment of housing sites. Employment sites will be considered in Site Selection Paper 2, which will be published later in 2018.

## Background

- 1.7. The National Planning Policy Framework (NPPF) requires local planning authorities to prepare up to date plans for their area which should set out the overall strategy for the pattern, scale and quantity of development and should make sufficient provision for housing, employment and other commercial development (Paragraph 20).
- 1.8. Mid Sussex District Council has an adopted District Plan, which allocates a number of strategic sites. The Plan confirms the Council's commitment to preparing a Site Allocations Development Plan Document (DPD), which will identify sufficient housing sites to ensure the Council can demonstrate a five year housing land supply to 2031.
- 1.9. On 16<sup>th</sup> October 2017, Cabinet approved a revised Local Development Scheme (LDS), which set out the timetable for the preparation of the Site Allocations DPD.
- 1.10. A Member Working Group was established in November 2017. This Group is a task and finish group to support the preparation of the Site Allocations DPD. The terms of reference for this group are included in Appendix 1. The Working Group reports to the Scrutiny Committee for Community, Housing and Planning at regular intervals.

- 1.11. In the Mid Sussex District Council Statement of Community Involvement (2016)<sup>1</sup>, the Council commits to 'front load' consultation activity, to identify potential issues and options. To assist with this, a Developers Liaison Group has been established, which includes representatives from across the development industry. Town and Parish Councils have had regular briefings on this work.
- 1.12. The preparation of the Site Allocations DPD has been divided into 2 stages, 'Site Identification', through the preparation of a Strategic Housing and Employment Land Availability Assessment and 'Site Selection', through the preparation of a series of Site Selection Papers. This Paper forms the first stage of the Site Selection process.

## **2. Strategic Housing and Employment Land Availability Assessment (SHELAA)**

### **Introduction**

- 2.1. The first stage in the preparation of the Site Allocations DPD has been to identify sites for consideration and assessment. The NPPF requires all local authorities to prepare a Strategic Housing Land Availability Assessment, to enable them to have a clear understanding of the land available in their area.
- 2.2. National Planning Policy Guidance (NPPG) states that the assessment forms a key component of the evidence base to underpin policies in development plans for housing and economic development, including supporting the delivery of land to meet identified need for these uses. NPPG notes that the SHELAA assessment does not in itself determine whether a site should be allocated for development, rather it is an important source of evidence on the range of sites available to meet need. It is for the development plan to determine which of the sites are the most suitable to meet housing and employment need.
- 2.3. The District Council had previously prepared an earlier version of the Strategic Land Availability Assessment in two parts, one relating to housing land (April 2016) and the other to employment land (May 2016). The methodology for preparing these documents was prepared in 2015. As part of the work on the preparation of the new DPD, the opportunity has been taken to review the SHELAA methodology to ensure that the new SHELAA is robust and complies with the most recent Government Guidance reflecting best practice. The methodology used does not depart from that set out in the NPPG. The new SHELAA incorporates both housing and employment land availability assessments.
- 2.4. The NPPG requires that when the SHELAA assessment process is reviewed, Local Planning Authorities (LPAs) must work with neighbouring LPAs in the housing market area and the functional economic market area. The NPPG also notes that, from the earliest stage of plan preparation, developers, land promoters, Town and Parish councils (including those preparing Neighbourhood Plans) and others should be involved.
- 2.5. Officers have liaised with the Member Working Group, Town and Parish Councils, adjacent local authorities (including those within the Council's functional economic area that are also part of the LEP) and representatives of the development industry to gain support for the methodology. All consultees were given the draft SHELAA methodology to review, and were asked to submit comments to this Council by a given date. Consultees were advised that if no response was submitted, it would be taken that they had no objections to the proposed methodology. A summary of the responses received and how they informed the

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<sup>1</sup> The Statement of Community of Involvement is currently being reviewed.

SHELAA methodology is set out in Appendix 2 of this document. The full SHELAA methodology is available to view on the web site at [www.midsussex.gov.uk/SHELAA](http://www.midsussex.gov.uk/SHELAA)

- 2.6. The key differences between the SHLAA 2015 methodology and the proposed assessment processes are:
- the preparation of the SHELAA and separate Site Selection Papers will provide a clear distinction between the 'policy off' assessment in the SHELAA, and the assessment in the Site Selection Papers which consider the policy context of proposed development;
  - only sites where development would be precluded by absolute constraints are removed from the assessment process. Previously, some sites were excluded from further assessment due to their location being wholly outside and unrelated to existing settlement built up area boundaries.

## The SHELAA

- 2.7. The Council held a Call for Sites between 4<sup>th</sup> September and 31<sup>st</sup> October 2017 which asked landowners and agents to submit details of any sites they wanted to promote for housing, employment or other uses. As part of this work officers have been proactively contacting a wide range of landowners, including private individuals, West Sussex County Council, Sussex Police, NHS Trusts and Clinical Commissioning Groups to ensure a wide range of sites are identified. Officers have also reviewed existing employment sites to assess the scope for extension/ redevelopment/intensification of these sites.
- 2.8. Where no response was received by 31<sup>st</sup> October 2017 from owners of sites already included in the 2016 SHLAA, officers contacted landowners directly, (where contact details were available), to establish the intentions for the site. Site submissions have continued to be promoted to the Council and those received by 31<sup>st</sup> July 2018, have been added to the April 2018 SHELAA.
- 2.9. A pro-forma has been prepared for each of the housing and employment sites, which includes a map of the site, a high level assessment of the site's suitability, availability and achievability and an indicative timescale of delivery. The pro-forma also includes a review of the planning history of each site. Information in the pro-forma is based on a desktop assessment and site visits. A blank pro-forma is included in Appendix 3.
- 2.10. All sites nominated to the Council through the Call for Sites have been included in the SHELAA except those which do not meet the criteria because they are below the size threshold (minimum size 0.25ha or capacity of 5 units for housing sites; 500 sq m employment floorspace). Seven sites were excluded on this basis and the list of these has been published in the SHELAA.
- 2.11. As at 31<sup>st</sup> July there were 236 housing sites and 94 employment sites in the SHELAA.

## 3. Site Selection Process

- 3.1. The SHELAA provides the long list of potential sites, which have then been subject to further assessment. The methodology for this further work was subject to consultation alongside the consultation on the SHELAA methodology. The methodology for the Site Selection process is set out in Appendix 4. This methodology will be developed further to

provide clear assessment criteria which will be used to make decisions about which sites should be included in the Site Allocation Document. This criteria will be published in Site Selection Paper 2 in November 2018, following engagement with the Members Working Group, Developer Liaison Group and with the Scrutiny Committee.

- 3.2. As outlined in Appendix 4, the first stage in the Site Selection process is the consideration of the site against the District Plan Strategy. The conclusions of this assessment are set out in this paper.

## District Plan Strategy

- 3.3. The District Plan provides the development framework for the growth in Mid Sussex up to 2031. The Plan sets a housing requirement, and a target for employment growth, as well as identifying strategic allocations and development management policies. Further work is being undertaken on employment need to review and update the evidence to support the employment growth target.
- 3.4. District Plan Policy DP4: Housing, states that there is a minimum housing requirement of 16,390 dwellings. This requirement will be delivered through existing commitments (including a strategic site at Pease Pottage) of 7,091 dwellings. Further allocations include two strategic sites, North and north-west of Burgess Hill (3,500 dwellings) and Land north of Clayton Mills, Hassocks (500 dwellings). Once a windfall allowance and existing completions have been taken into account, the District Plan identified that the residual amount to be allocated is 2,439 dwellings. It is this residual requirement that the District Council is seeking to identify through the preparation of the Site Allocations DPD.<sup>2</sup>
- 3.5. The development strategy for the Site Allocations DPD has been established through its 'Parent' document, the adopted District Plan 2014-2031. The starting point for the site selection process of the Site Allocations DPD is the delivery of the District Plan strategy, which has been confirmed as a sound approach.
- 3.6. District Plan Policy DP4 seeks to focus the majority of growth in the larger settlements, particularly in Burgess Hill, with lesser amounts of growth in smaller settlements. The policy also sets out the Spatial Distribution of Housing Requirement, which is as follows:

<b>DP 4 :Housing</b>			
<b>Settlement Category</b>	<b>Settlements</b>	<b>Minimum Requirement over Plan Period</b>	<b>Minimum Residual from 2017 onwards (accounting for completions and commitments)</b>
1	Burgess Hill, East Grinstead, Haywards Heath	<b>10,653</b>	<b>1,272</b>
2	Copthorne, Crawley Down, Cuckfield, Hassocks and Keymer, Hurstpierpoint and Lindfield	<b>3,005</b>	<b>838</b>

<sup>2</sup> DP4 states that a District Plan review will begin in 2021 with submission to the Secretary of State in 2023. It will be for this review to address any changes to the overall housing requirement (following a review of this figure based on the Standard Method outlined in the NPPF), including unmet needs from neighbouring authorities. This review will also be an opportunity to re-promote sites that do not conform to the current District Plan 2014-2031 strategy and policies

3	Albourne, Ardingly, Ashurst Wood, Balcombe, Bolney, Handcross, Horsted Keynes, Pease Pottage, Sayers Common, Scaynes Hill, Sharpthorne, Turners Hill and West Hoathly	<b>2,200</b>	<b>311</b>
4	Ansty, Staplefield, Slaugham, Twineham and Warninglid	<b>82</b>	<b>19</b>
5	Hamlets such as Birch Grove, Brook Street, Hickstead, Highbrook and Walstead	<b>N/A</b>	<b>N/A</b>
	Windfall	<b>450</b>	
<b>Total</b>		<b>16,390</b>	<b>2,439</b>

#### 4. Assessment of housing sites against Spatial Distribution of Housing Requirement

- 4.1. As set out above, the spatial distribution of the Site Allocations DPD has been established through and adoption of the District Plan and in particular DP4: Housing and DP6: Settlement Hierarchy. An assessment of each site has been made, against these policies.
- 4.2. An assessment of whether a site conforms to the spatial strategy has been based on two criteria. If a site fails either one of these, it has been assessed as not being compliant with the District Plan strategy. The criteria are:
- Connectivity with existing settlements – The criteria established to assess the degree of separation is based on a distance of 150m from the built up area boundary (as defined on the Policies Maps). 150m represents a distance that the Council considers differentiates between being connected or remote from existing settlements. This has been based on desktop and site assessments. However, there are a small minority of sites within 150m of the built up area which have been assessed as clearly detached from the settlement due to their access or constraints (such as ancient woodland) separating the site from the settlement.
  - Size of the site in relation to the existing settlement hierarchy and indicative housing requirements for individual settlements. This criteria is set out in the supporting text to DP6. Whilst the Plan sets out a minimum residual requirement, the Site Allocations DPD should broadly follow the levels of growth set out in DP4. Therefore sites that deliver levels of growth, significantly beyond that required by the District Plan strategy, are not considered to be compliant with the strategy. DP4 states that a District Plan review will begin in 2021 with submission to the Secretary of State in 2023. It will be for this review to address any changes to the overall housing requirement (following a review of this figure based on the new Standard Method outlined in the NPPF), including unmet needs from neighbouring authorities. This review will also be an opportunity to re-promote sites that do not conform to the current District Plan 2014-2031 strategy and policies.
- 4.3. In line with the NPPF, the objective of the District Plan is to deliver sustainable development, that supports economic, infrastructure and social needs, whilst maintaining the settlement pattern and protecting the quality of the rural and landscape character of the

District. Sites that are unrelated to existing settlements, and lie in open countryside do not fit with the strategy.

- 4.4. Sites allocated for development in the Site Allocations DPD will fit the pattern of growth set out in DP4 and DP6. Therefore sites that are of a scale that are much larger than the existing settlement, or that would result in development of a scale that would greatly exceed the indicative housing requirement for that settlement will not be considered further at this stage.
- 4.5. Officers have carried out an initial assessment of all the sites in the SHELAA, and have discussed them with the Member Working Group. Members of the Working Group have reviewed officers' recommendations. A list of the 91 sites that do not meet the Spatial Strategy and therefore will not be subject to further consideration at this stage are set out in Appendix 5. However, following the detailed review of the remaining sites, if it becomes clear that the residual target cannot be met these sites may have to be reviewed.
- 4.6. Sites that meet the two criteria will be progressed and assessed against the criteria to be set out in the forthcoming Site Selection Paper 2.

## 5.0 Next steps - Site Selection Paper 2

5.1. Those sites which comply with the District Plan strategy will be subject to further assessment between September and November 2018. The following assessments will take place to inform the preparation of Site Selection Paper 2:

- Air quality assessment – to determine the impact that vehicular trips generated by planned development across the District will have on the Stonepound Crossroads Air Quality Management Area and the ecological integrity of the Ashdown Forest Special Area of Conservation;
- Habitats Regulations Assessment – to determine whether the cumulative impact of planned development will have a negative impact on the integrity of the Ashdown Forest Special Area of Conservation and Special Protection Area;
- Landscape Assessment – to assess the landscape capacity of new sites in the SHELAA, which were not previously assessed in the SHLAA 2016;
- Heritage assessment – to assess the likely impact of proposed development on sites where that development could affect listed buildings, or Conservation Areas, or the setting of those heritage assets;
- Details of sites which lie within Archaeological Notification Areas have been sent to the West Sussex County Council Senior Archaeologist, to determine whether development of these sites would impact on known heritage assets, or whether further exploratory work would be required before development could take place.
- High Weald AONB unit – to provide comments on those sites within the AONB
- Natural England – to provide comments on those site within the AONB and sites with a potential to impact on Sits of Special Scientific Interest.
- Sussex Wildlife Trust – to provide comments on those sites with potential to impact on Local Wildlife Sites

## **Appendix 1 - Site Allocations Document Members Working Group – Terms of Reference**

### **Membership**

7 members, politically balanced, comprising six Conservatives and one Liberal Democrat to advise the Scrutiny Committee for Community, Housing and Planning. Members of the Working Group will make every effort to attend all meetings.

### **Objective of the Working Group**

To advise the Scrutiny Committee for Community, Housing and Planning on the content and direction of the document. This will include the preparation of the Plan and consideration of the evidence base that will inform the preparation of the document.

The Working Group will report back to the Scrutiny Committee for Community, Housing and Planning in accordance with the timetable for the preparation of the Site Allocations Document as set out in the adopted Local Development Scheme.

The Working Group will meet regularly, at least on a monthly basis, with the potential for more frequent meetings as required.

On completion of this task the Working Group will cease to be in operation unless otherwise agreed by the Scrutiny Committee.

## Appendix 2 – Table of Responses to Consultation on SHELAA and Site Selection Report Assessment

Respondent	Comment	MSDC Response
East Grinstead Town Council	<p>The test of availability in Stage 2 of the SHELAA should refer to District Plan and Neighbourhood Plan policies, not just to District Plan policies.</p> <p>Site Selection Report – Spatial Strategy – sites should be considered against District and Neighbourhood Plans, noting supporting text.</p> <p>Site Selection report – Setting the Strategy – Constraint limitations should be considered here.</p> <p>Under Detailed Assessment of Constraints and Opportunities, the task should include an evaluation of the District Plan and Neighbourhood Plan evidence base.</p> <p>In the same section, for sites positioned close to the MSDC border, a desk top study of neighbouring planning authorities' conditions should be considered.</p> <p>Known site infrastructure and funding of infrastructure should also be taken account of.</p> <p>Tourism should be included in the constraints and opportunities assessment.</p>	<p>Disagree: the SHELAA provides a 'policy off' assessment; availability is tested against evidence of promotion, issues of multiple ownership, ransom strips or operational requirements of landowners</p> <p>Disagree: the suitability of sites is determined against planning policies. Inclusion of supporting text may lead to potential for conflicting guidance.</p> <p>Disagree: This section refers to policy considerations – Constraints and Opportunities are considered separately in the Detailed Assessment of Constraints and Opportunities.</p> <p>Disagree: the assessment will refer to adopted policies of the Development Plan which have been tested through an independent Examination.</p> <p>Agree: a desk top study will be undertaken for these sites.</p> <p>Agreed; this is covered by the change of wording which takes account of site opportunities and constraints.</p> <p>Disagree.</p>

Albourne Parish Council	How will sites which have been refused on appeal be assessed through the SHELAA?	Sites which have previously been refused on appeal will be reviewed to understand whether the reasons for refusal still apply, or whether the policy context has changed since then. It is not considered necessary to change the SHELAA assessment process to reflect this advice.
Adur and Worthing Council	<p>Only residential sites which lie wholly within the functional flood plan (Flood Zone 3b) should be excluded from further consideration.</p> <p>Employment sites in Flood Zone 3 should be included in the SHELAA, as such sites are usually classed as 'less vulnerable' to flood risk.</p>	<p>Agreed:</p> <p>Agreed: The SHELAA methodology has been amended accordingly. assessment.</p>
Brighton and Hove Council	<p>The Council should reconsider the average density for built up areas, especially in town centres, where there is potential for higher density housing.</p> <p>Phase II of the Site Selection process should look at potential impacts pre-and post - mitigation measures.</p>	<p>Agreed: the SHELAA Stage 2 text has been amended to note that a review of densities will reflect the most up to date information.</p> <p>Agreed: the text has been amended accordingly in the Site Selection Report.</p>
Horsham District Council	<p>Should the SHELAA refer to exclusion of Ancient Woodland, or sites within a reasonable distance of it?</p> <p>Will Local Nature Reserves be automatically excluded– although it is appreciated they don't have as much protection under the NPPF as SSSIs.</p>	<p>The NPPF notes that planning permission should be refused for developments which result in the loss of ancient woodland, unless the need for, and benefits of the development in that location clearly outweigh the loss. This is not an absolute constraint, and this planning balance will be applied in the Site Selection document.</p> <p>Agreed; Local Nature Reserves are not an absolute constraint to development and, as above, would be considered later in the Site Selection process.</p>

	<p>No reference has been given to viability when assessing the achievability of the sites- it is mentioned under NPPG “Stage 2: How should the development potential be calculated?”</p>	<p>Agreed; the text of the Stage 2 assessment ‘Assess achievability’ has been amended accordingly.</p>
Quod	<p>Where constraints to potential development are identified, consideration should be given to whether these can be overcome with mitigation measures.</p> <p>The methodology should recognise that some larger sites/freestanding developments will have the ability to deliver services/infrastructure on site.</p> <p>Site assessments should not rely on conclusions previously reached, but use all up to date information.</p> <p>The reference to ‘relationship to built up areas/adjacent settlement’ as a constraint should be removed to ensure that freestanding settlements are given fair consideration.</p>	<p>Agreed – text amended accordingly in Site Selection paper.</p> <p>Agree: this issue is already addressed in the Detailed Assessment of Constraints and Opportunities section of the Site Selection Report – ‘capacity to provide infrastructure’.</p> <p>Agreed; no change required to SHELAA.</p> <p>The Detailed Assessment of Opportunities and Constraints section has been amended to clarify Built Up Area boundaries could be a constraint or an opportunity.</p>
Denton Homes	<p>Developers should be given the opportunity to discuss any key constraints identified in Stage 2 of the SHELAA process so that mitigation measures can be identified if appropriate.</p> <p>Developers should be consulted on the likely deliverability of sites, so that the Council has the most up to date information.</p> <p>In the Site Selection Paper, further engagement with landowners/agents/developers should take place to explore mitigation measures.</p>	<p>Agreed; the language has been changed in this section to clarify what is meant by constraints in the SHELAA process, and in the Site Selection report, we have made clear measures to review mitigation measures to address constraints.</p> <p>The Site Selection Report already makes clear that developers will be consulted. Where information on sites is not up to date, officers will make every effort to contact developers/agents for an update on deliverability.</p> <p>Agreed: this issue is already covered in the Site Selection assessment process.</p>

	It should be clear how the SA will inform the Site Selection process.	Agreed: every effort will be made to ensure that any comments on sites are transparent, and that sources of information such as the Sustainability Appraisal are referred to.
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## Appendix 3 – SHELAA Stage 1 Site Proforma – Housing Site

<b>SHELAA Ref</b>		<b>Parish</b>	
<b>Site Location</b>			
<b>Site uses</b>			
<b>Gross Site Area (ha)</b>			
<b>Potential Yield</b>			
<b>Site History</b>			
<b>Absolute Constraint</b>	Flood Zone 2 or 3		
	Site of Special Scientific Interest		
<b>Other Constraints</b>	Ancient Woodland		
	Area of Outstanding Natural Beauty		
	Local Nature Reserve		
	Conservation Area		
	Scheduled Monument		
	Listed Buildings		
	Access		
<b>Suitable</b>			
<b>Availability</b>			
<b>Achievability</b>			
<b>Timescale</b>			

## Appendix 4 - Site Selection Methodology as considered by Scrutiny Committee January 2017

<b>Confirming the Spatial Strategy</b>			
	<b>Task</b>	<b>Comment</b>	<b>Output</b>
	<p>Review District Plan strategy, Neighbourhood Plans</p> <p>For sites on the boundary of the District, a desk top study of relevant policies in neighbouring authorities will be undertaken</p>	<p>Settlement Hierarchy</p> <p>Settlement patterns</p> <p>Residual number</p>	
<b>Detailed assessment of constraints and Opportunities</b>			
	<p>Further desk-top assessment of site opportunities and constraints, and mitigation measures</p>	<p>Flooding</p> <p>Landscape</p> <p>Heritage</p> <p>Biodiversity</p> <p>Employment</p> <p>Accessibility</p> <p>Transport</p> <p>Pollution/contamination</p> <p>Relationship to built up area/adjacent settlements</p> <p>Impact on coalescence</p> <p>Capacity to provide infrastructure</p> <p>AONB</p>	
			SHELAA proformas with commentary
<b>Detailed evidence testing, informal consultation of shortlisted sites</b>			
	<p>Early Engagement with Stakeholders (to identify potential opportunities and constraints)</p>	<p>Statutory consultees</p> <p>WSCC</p> <p>Public Transport</p> <p>NHS</p> <p>Police</p> <p>Utility and Service providers</p> <p>Other MSDC consultees</p>	<p>May identify a further constraint/ opportunity on site.</p>
	<p>Sustainability Appraisal</p> <p>HRA</p> <p>Transport Study</p> <p>Landscape Capacity</p> <p>Water Cycle Study</p> <p>Availability</p> <p>Achievability/viability</p> <p>SFRA</p>	<p>To inform site selection</p>	<p>May identify a further constraint/ opportunity on site.</p>
			<p>Site selection document will identify palette of potential sites for inclusion in the Issues and Options consultation paper</p>

## Appendix 5 – Sites not Compliant with District Plan Strategy

Based on the distance/strategy criteria set out in paragraph 4.2 above, the following sites have been assessed as not being compliant with the District Plan strategy.

### Burgess Hill

SHELAA ID	Site address	Settlement	Units
828	Land East of Fragbarrow House, Common Lane, Ditchling	Burgess Hill	84
740	Broad location to the West of Burgess Hill	Burgess Hill	1750
			1834

### East Grinstead

SHELAA ID	Site address	Settlement	Units
60	Land at the Spinney, Lewes Road, East Grinstead	East Grinstead	7
681	Land north Kingsmead, Turners Hill Road, East Grinstead	East Grinstead	30
12	Floran Farm, Hophurst Lane, Crawley Down	East Grinstead	90
			127

### Haywards Heath

SHELAA ID	Site address	Settlement	Units
841	Clearwater Farm, Clearwater Lane, Haywards Heath	Haywards Heath	230
			230

### Cuckfield

SHELAA ID	Site address	Settlement	Units
214	Land at Copyhold Lane, Cuckfield	Cuckfield	90
902	Land to the west of Rookwood, Tylers Green, Cuckfield	Cuckfield	84
			174

### Copthorne

SHELAA ID	Site address	Settlement	Units
18	Crabbet Park, Old Hollow, Near Crawley	Copthorne	2500
276	Barns Court and Firs Farm, Turners Hill Road, Copthorne	Copthorne	165
811	Worth Lodge Farm, Turners Hill Road, Turners Hill	Copthorne	27
142	Land at South Place, Beauport House, Carrsfarm Cottage and Hurst House, Copthorne Common Road, Copthorne	Copthorne	60
898	Land north of Beauport House, Copthorne Common Road, Copthorne	Copthorne	0
			2752

**Crawley Down**

SHELAA ID	Site address	Settlement	Units
269	Land opposite junction of Mill Lane and Turners Hill Road, Copthorne	Crawley Down	0
809	Land at the Orchards, Wallage Lane, Rowfant	Crawley Down	5
675	Land north of Poplars Place, Turners Hill Road, Crawley Down	Crawley Down	7
211	Palmer's Autocentre Steton Works, Turners Hill Road, Crawley Down	Crawley Down	8
714	Land at Rock Cottage, Snow Hill, Crawley Down	Crawley Down	12
716	Land south of The Lodge, Down Park, Turners Hill Road, Crawley Down	Crawley Down	19
450	County Tree Surgeons, Turners Hill Road, Crawley Down	Crawley Down	39
683	Land between Jasmine Cottage and the Copse, Furnace Farm Road, Furnace Wood	Crawley Down	45
812	Land at Oakfields Farm, Hophurst Lane, Crawley Down	Crawley Down	54
212	Land south of Snow Hill Road, Crawley Down	Crawley Down	60
810	Woodpeckers, Snow Hill, Crawley Down	Crawley Down	60
540	Land north of Gibbshaven Farm, Furnace Farm Road, Felbridge	Crawley Down	90
715	Land to the south and east of Shepherds Farm, Turners Hill Road	Crawley Down	120
558	Crawley Down Garage and Parking Site, Snow Hill, Crawley Down	Crawley Down	150
677	Land south of Burleigh Lane, Crawley Down	Crawley Down	45
813	Land to south of Oakfields Farm buildings, Hophurst Lane, Crawley Down	Crawley Down	200
			914

**Hassocks**

SHELAA ID	Site address	Settlement	Units
752	Land north of Friars Oak, London Road, Hassocks	Hassocks	45
682	Ockley Lane and Wellhouse Lane, Hassocks	Hassocks	150
			195

**Hurstpierpoint**

SHELAA ID	Site address	Settlement	Units
798	Dumbrells Farm, Jobs Lane	Hurstpierpoint	120
797	Land west of Pakyns Cottage, Albourne Road	Hurstpierpoint	31
			151

**Lindfield**

SHELAA ID	Site address	Settlement	Units
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833	The Snowdrop Inn, Snowdrop Lane, Lindfield	Lindfield	5
586	Buxshalls, Ardingly Road, Lindfield	Lindfield	19
			24

### Albourne

SHELAA ID	Site address	Settlement	Units
58	Hazeldens Nursery, London Road, Albourne	Albourne	50
788	Q Leisure, The Old Sandpit, London Road, Albourne, BN6 9BQ	Albourne	250
775	Grange View House, London Road, Albourne	Albourne	6
789	Swallows Yard, London Road, Albourne	Albourne	60
799	Land south of Reeds Lane, Albourne	Albourne	2000
			2366

### Ardingly

SHELAA ID	Site address	Settlement	Units
831	Gardeners Arms, Selsfield Road, Ardingly	Ardingly	5
568	Middle Lodge and land to south, Lindfield Road, Ardingly	Ardingly	60
584	Bawtry - Little London - Ardingly	Ardingly	7
			72

### Ashurst Wood

SHELAA ID	Site address	Settlement	Units
724	Land at Truscott Manor, Hectors Lane, East Grinstead	Ashurst Wood	0
			0

### Balcombe

SHELAA ID	Site address	Settlement	Units
25	The Walled Garden, behind the Scout Hut, London Road, Balcombe	Balcombe	8
28	Area south of Redbridge Lane at junction with London Road, Balcombe	Balcombe	45
			53

### Bolney

SHELAA ID	Site address	Settlement	Units
802	Land at Foxhole Farm, Foxhole Lane, Bolney	Bolney	802
930	Hangerwood Farm, Foxhole Lane, Bolney	Bolney	240
			1042

### Handcross

SHELAA ID	Site address	Settlement	Units
662	Dencombe Estate, High Beeches Lane, Handcross	Handcross	75
			75

**Horsted Keynes**

SHELAA ID	Site address	Settlement	Units
664	Field 2, Ludwell Grange, Keysford Lane, Horsted Keynes	Horsted Keynes	15
67	Castle Field, Cinder Hill Lane, Horsted Keynes	Horsted Keynes	25
663	Field 1, Ludwell Grange, Keysford Lane, Horsted Keynes	Horsted Keynes	27
837	Land at Little Oddyness Farm, Waterbury Hill, Horsted Keynes	Horsted Keynes	45
			<b>112</b>

**Pease Pottage**

SHELAA ID	Site address	Settlement	Units
219	Land at former Driving Range, Horsham Road, Pease Pottage	Pease Pottage	75
243	Land at Lower Tilgate, Parish Lane, Pease Pottage	Pease Pottage	1800
674	Land north of Pease Pottage, West of Old Brighton Road, Pease Pottage	Pease Pottage	180
815	Cedars (Former Crawley Forest School) Brighton Road, Pease Pottage	Pease Pottage	25
774	Land at Tilgate Forest Lodge, Brighton Road, Pease Pottage	Pease Pottage	33
822	Land west of Cedar Cottage, Tilgate Forest Lodge, Brighton Road, Pease Pottage	Pease Pottage	40
603	Land to the West of Woodhurst Farm, Old Brighton Road South, Pease Pottage	Pease Pottage	660
574	Land at Hunters Moon, Old Brighton Road South, Pease Pottage	Pease Pottage	88
			<b>2901</b>

**Sayers Common**

SHELAA ID	Site address	Settlement	Units
601	Land at Coombe Farm, London Road, Sayers Common	Sayers Common	210
787	Land at Kingsland Lodge, London Road, Sayers Common	Sayers Common	75
795	LVS Hassocks (Smaller site), London Road, Sayers Common	Sayers Common	90
796	LVS Hassocks (Larger Site), London Road, Sayers Common	Sayers Common	400
786	Land east of Avtrade, Reeds Lane, Sayers Common	Sayers Common	75
			<b>850</b>

**Sharpthorne**

SHELAA ID	Site address	Settlement	Units
656	Hangdown Mead Business Park, Top Road, Sharpthorne	Sharpthorne	15
856	Moonwood Barn, Hangdown Mead Farm, Top Road, West Hoathly	West Hoathly	30
			45

**Turners Hill**

SHELAA ID	Site address	Settlement	Units
855	Millwood Farm, East Street, Turners Hill	Turners Hill	12
764	Land at Burleigh Oaks Farmhouse, East Street, Turners Hill	Turners Hill	30
853	Land north of Turners Hill Road, Turners Hill	Turners Hill	175
			217

**West Hoathly**

SHELAA ID	Site address	Settlement	Units
721	Philpots Quarry, Hook Lane, West Hoathly	West Hoathly	33
			33

**Ansty**

SHELAA ID	Site address	Settlement	Units
896	Land at Old Beech Farm, Staplefield Road, Cuckfield	Ansty	10
792	Land at Ansty Farm (Site C), Deaks Lane, Ansty	Ansty	25
643	Land at Oak Tree Farm and West Wriddens, Burgess Hill Road, Ansty	Ansty	36
790	Deaks Manor, Deaks Lane, Cuckfield, RH17 5JA	Ansty	400
793	Land at Ansty Farm, Cuckfield Road, Ansty	Ansty	1175
736	Broad location North and East of Ansty	Ansty	1825
			3471

**Staplefield**

SHELAA ID	Site address	Settlement	Units
820	Land at Stanbridge Farm, Stanbridge Lane, Staplefield	Staplefield	10
			10

**Slaugham**

SHELAA ID	Site address	Settlement	Units
821	Land at Slaugham Garden Nursery, Staplefield Road, Slaugham	Slaugham	10
			10

**Twineham**

SHELAA ID	Site address	Settlement	Units
678	Broad location West of A23	Twineham	2000
			2000

**Warninglid**

SHELAA ID	Site address	Settlement	Units
817	The Old Milking Parlour, The Street, Warninglid	Warninglid	15
816	Old Park Farm, Slaugham Lane, Warninglid	Warninglid	12
839	Land at Hazeldene Farm, north of Orchard Way, Warninglid	Warninglid	80
612	Land south of Warninglid Primary School, Slaugham Lane, Warninglid	Warninglid	240
			332

**Brook Street**

SHELAA ID	Site address	Settlement	Units
805	Land adjacent to Meadow Woods, Brook Street, Cuckfield	Brook Street	5
903	Land at Meadow Wood and Ashbourne Brook Street, Cuckfield	Brook Street	21
772	Land north of St Margarets, Brook Street, Cuckfield	Brook Street	9
			9

**Hickstead**

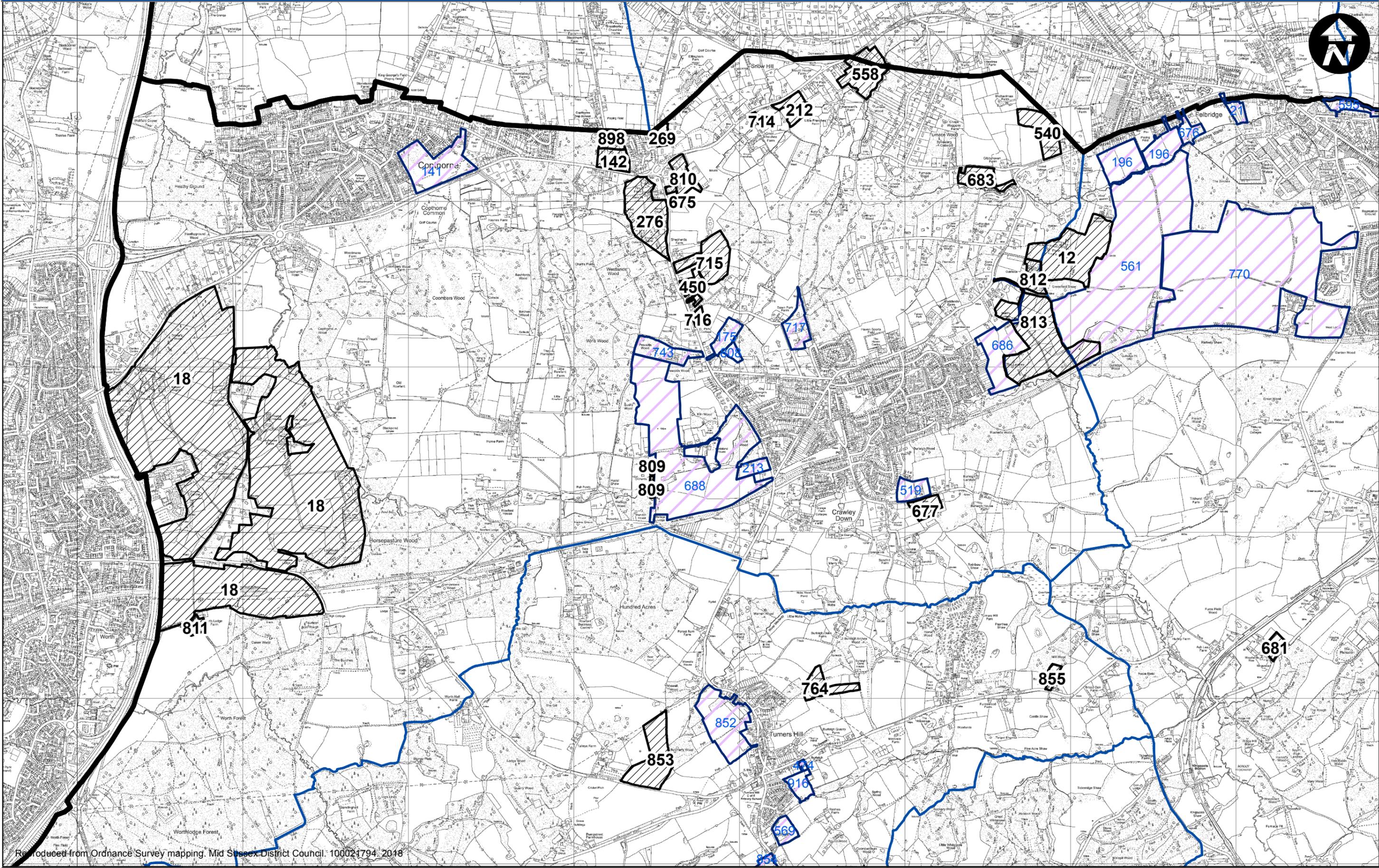
SHELAA ID	Site address	Settlement	Units
735	Land at Facelift, London Road, Hickstead	Twineham	14
			14

**Walstead**

SHELAA ID	Site address	Settlement	Units
834	Land at Great Walstead School, East Mascalls Lane, Lindfield	Walstead	14
78	Land at junction of Snow Drop Lane / Bedales Hill	Walstead	90
			104

<b>Total number of sites</b>	91
<b>Total number of units</b>	20117

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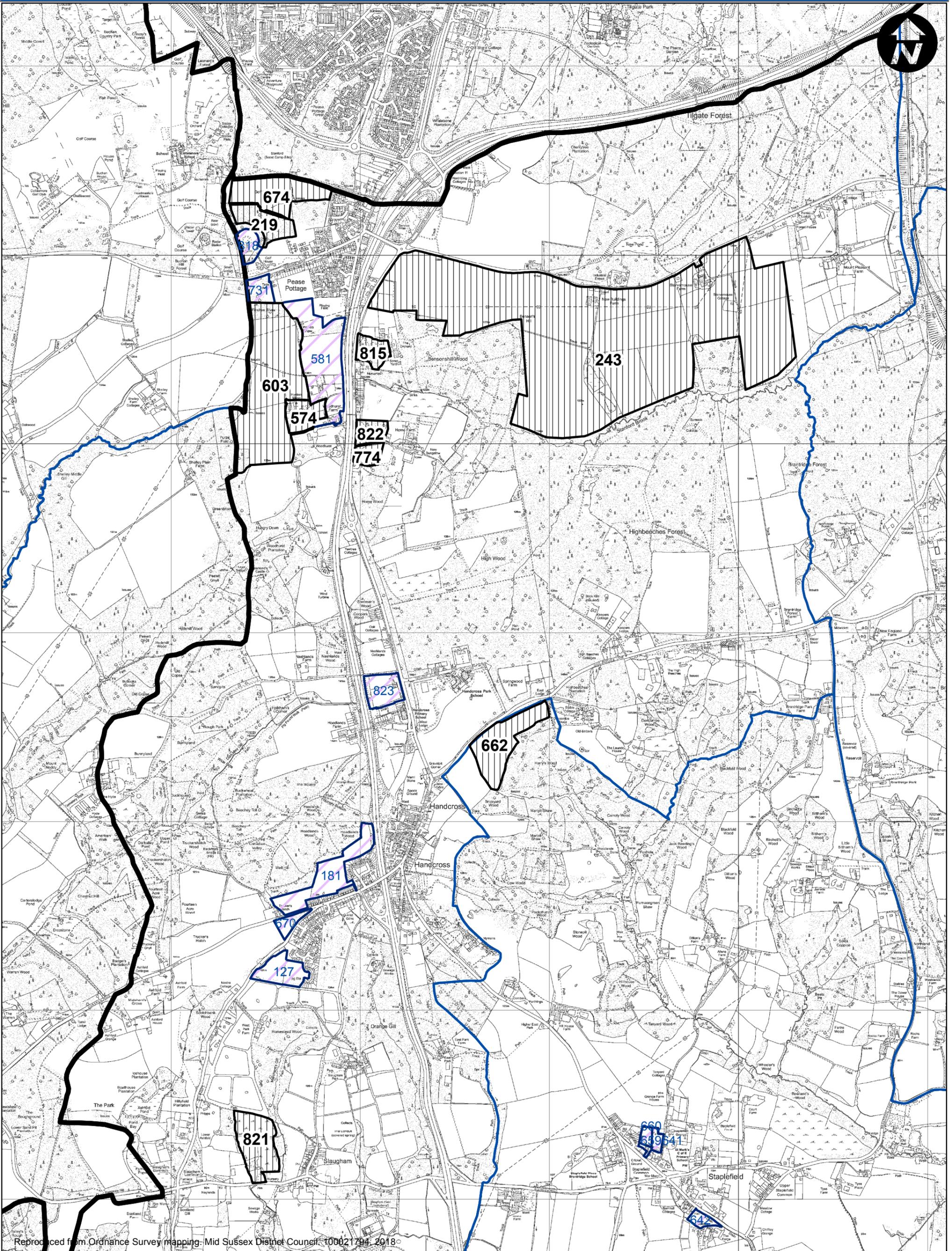
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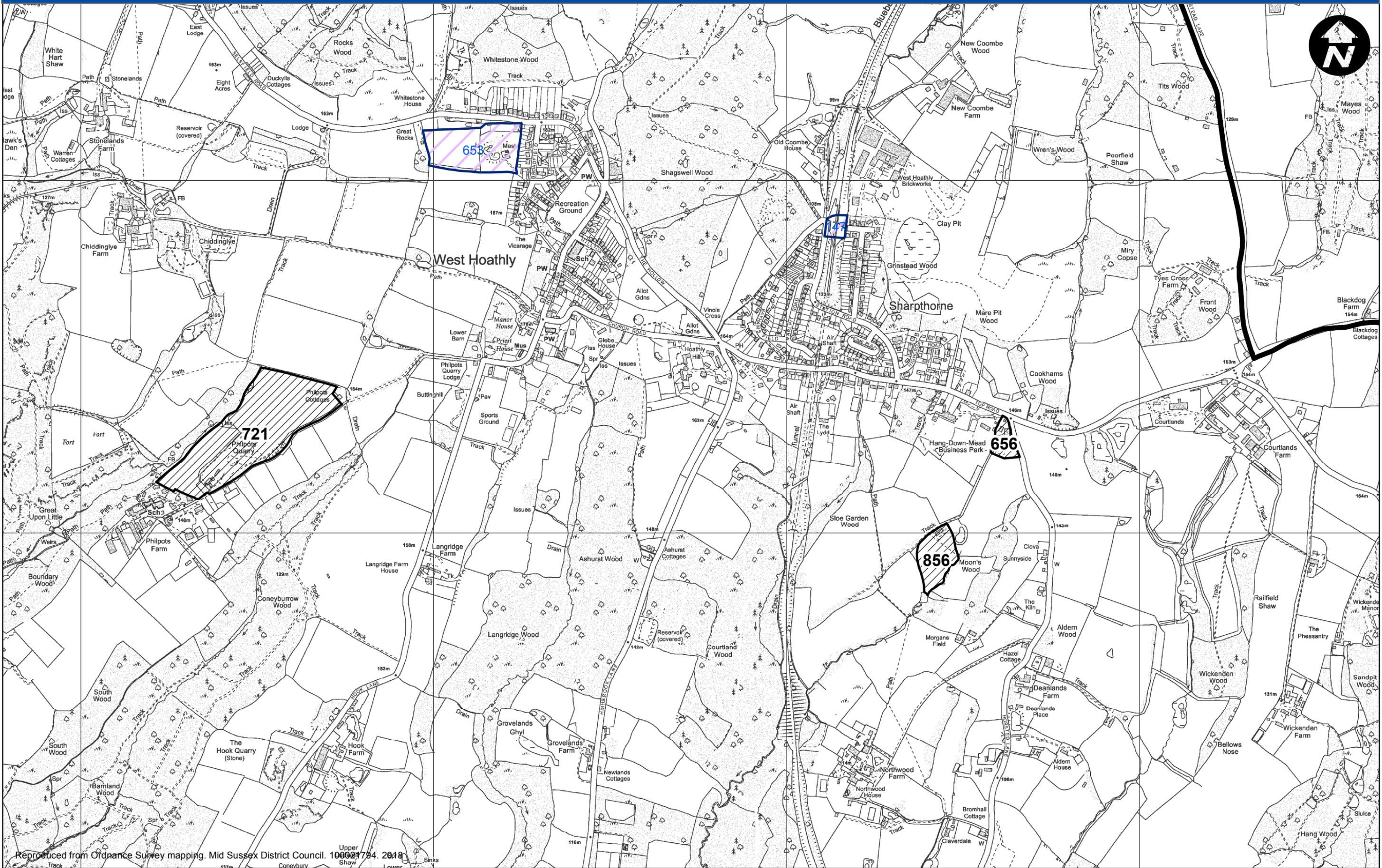


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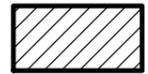


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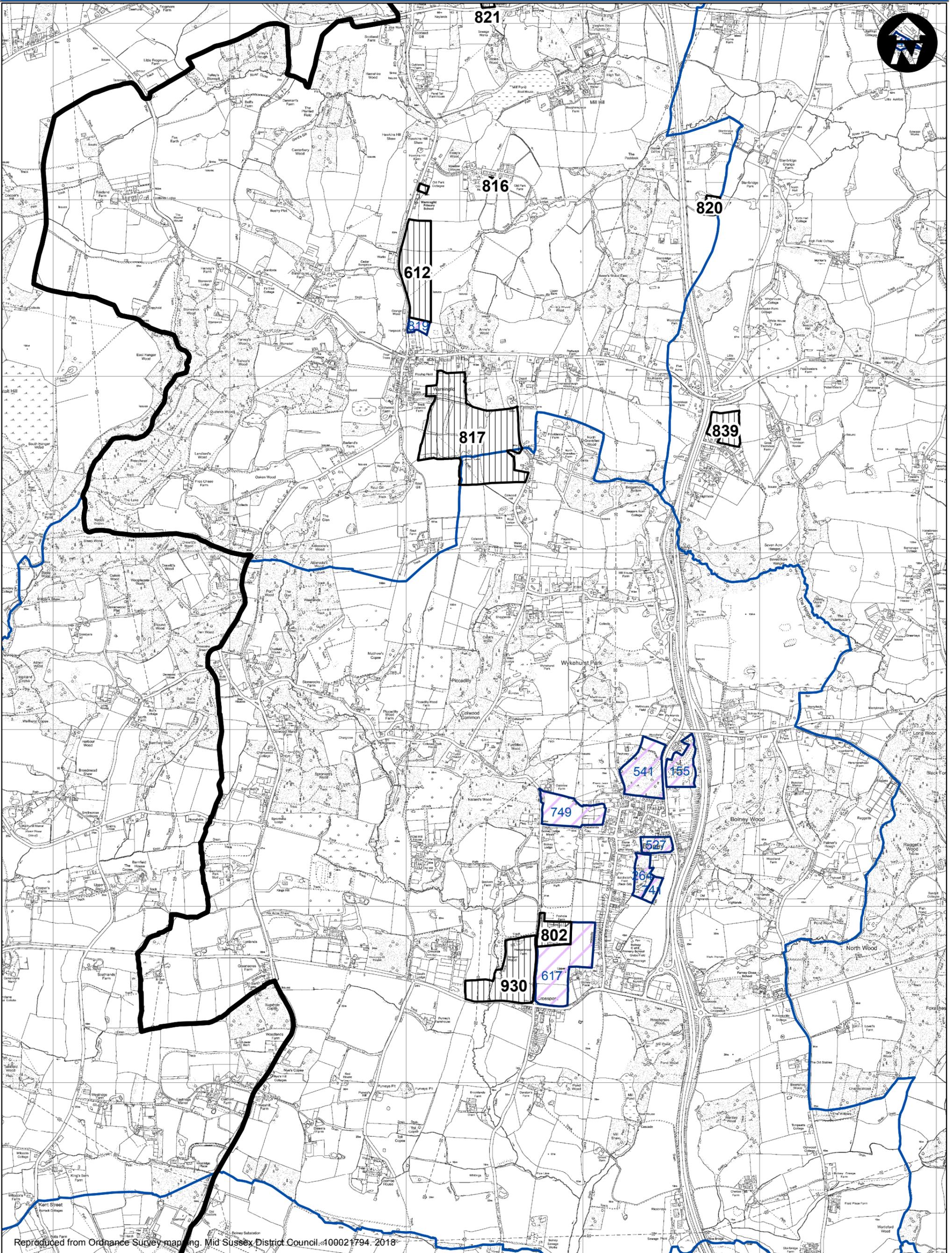


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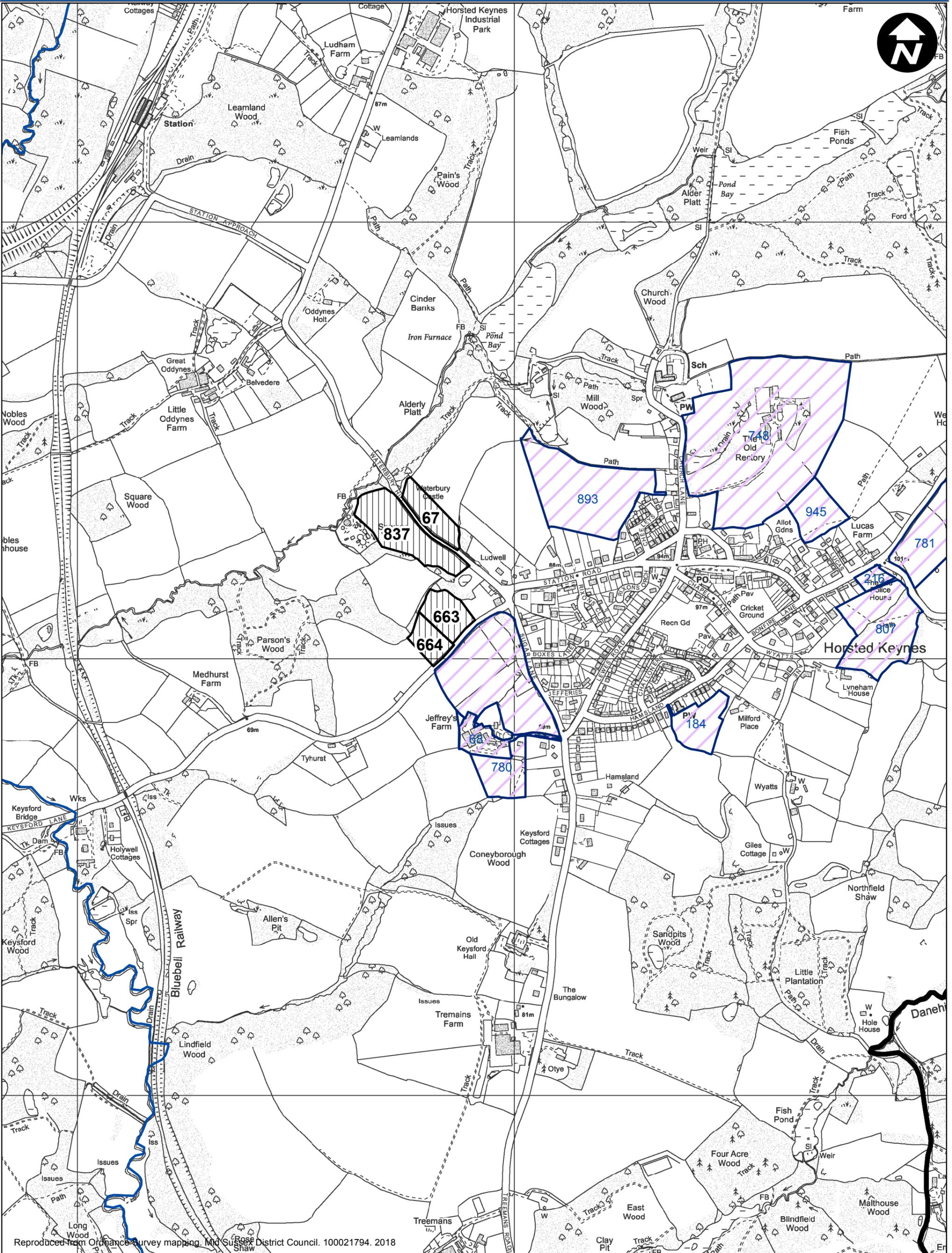


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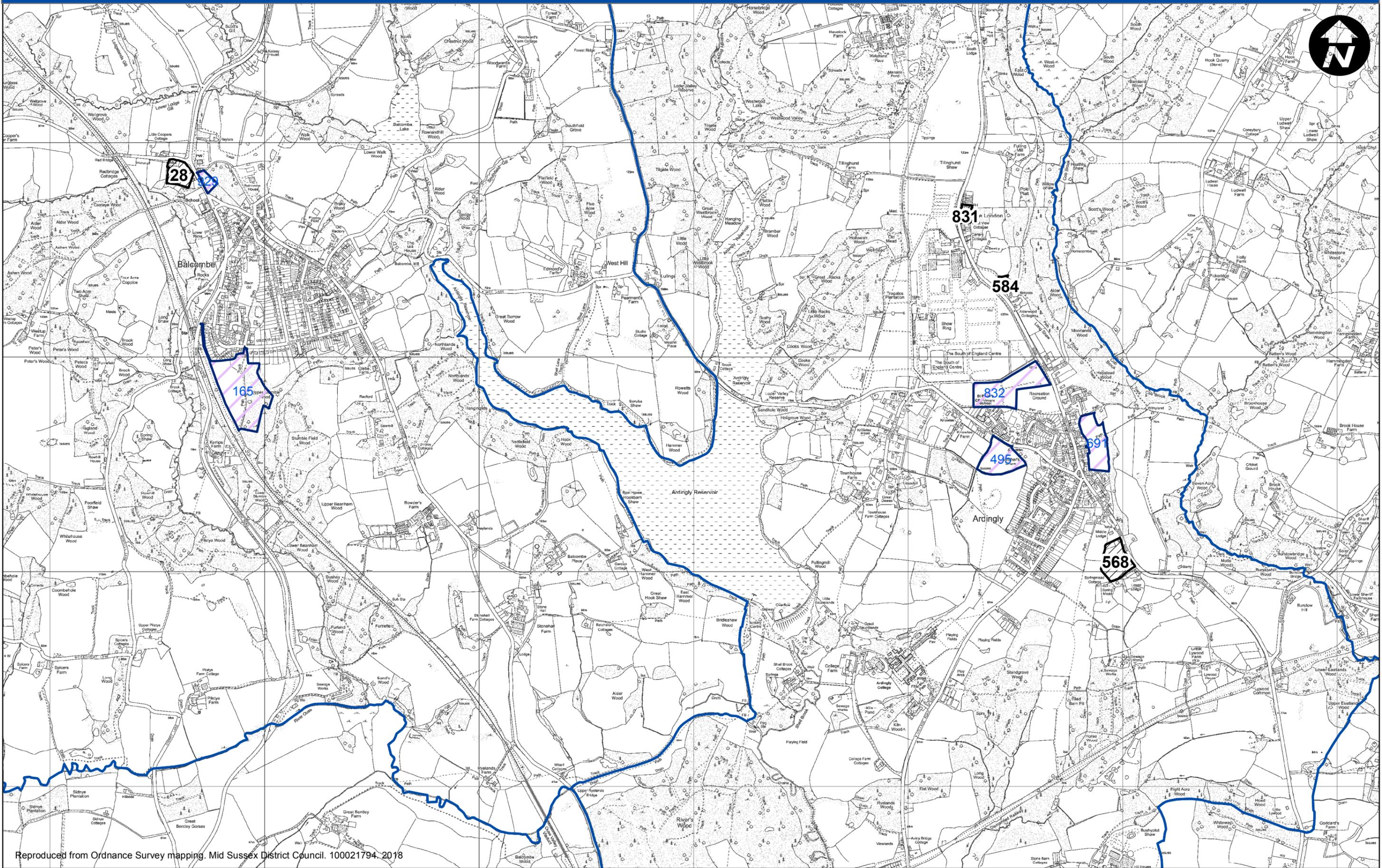


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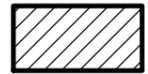


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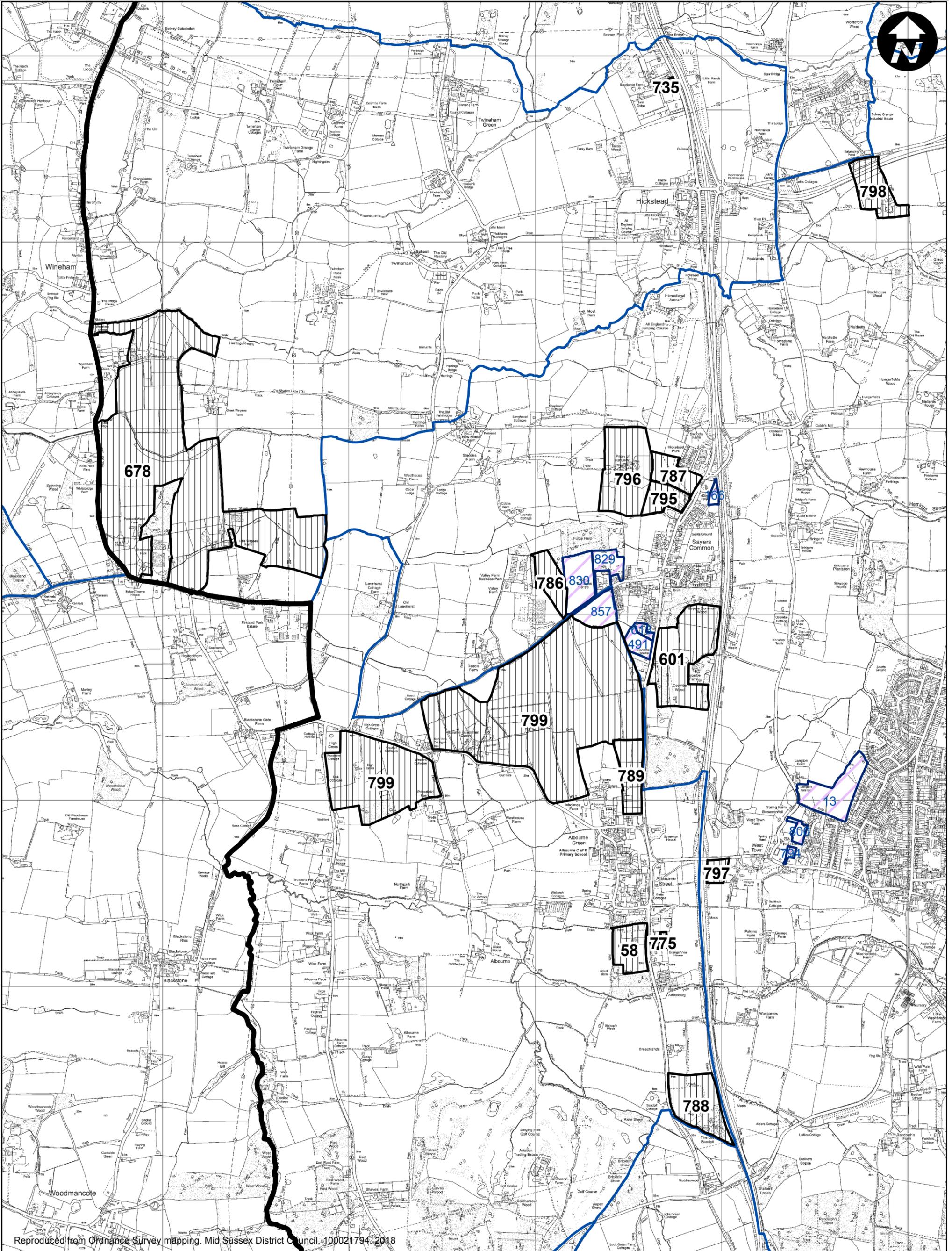


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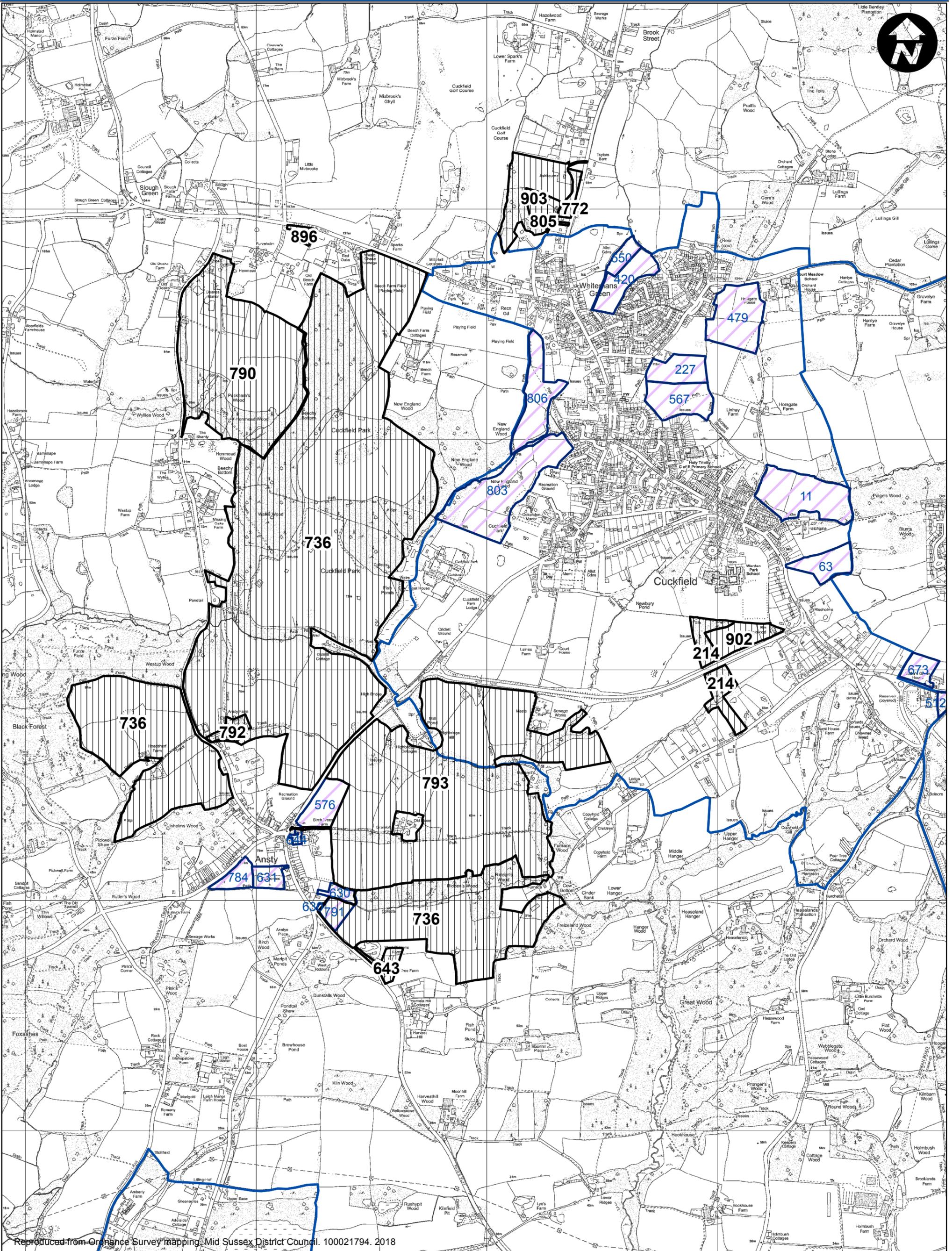


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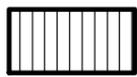


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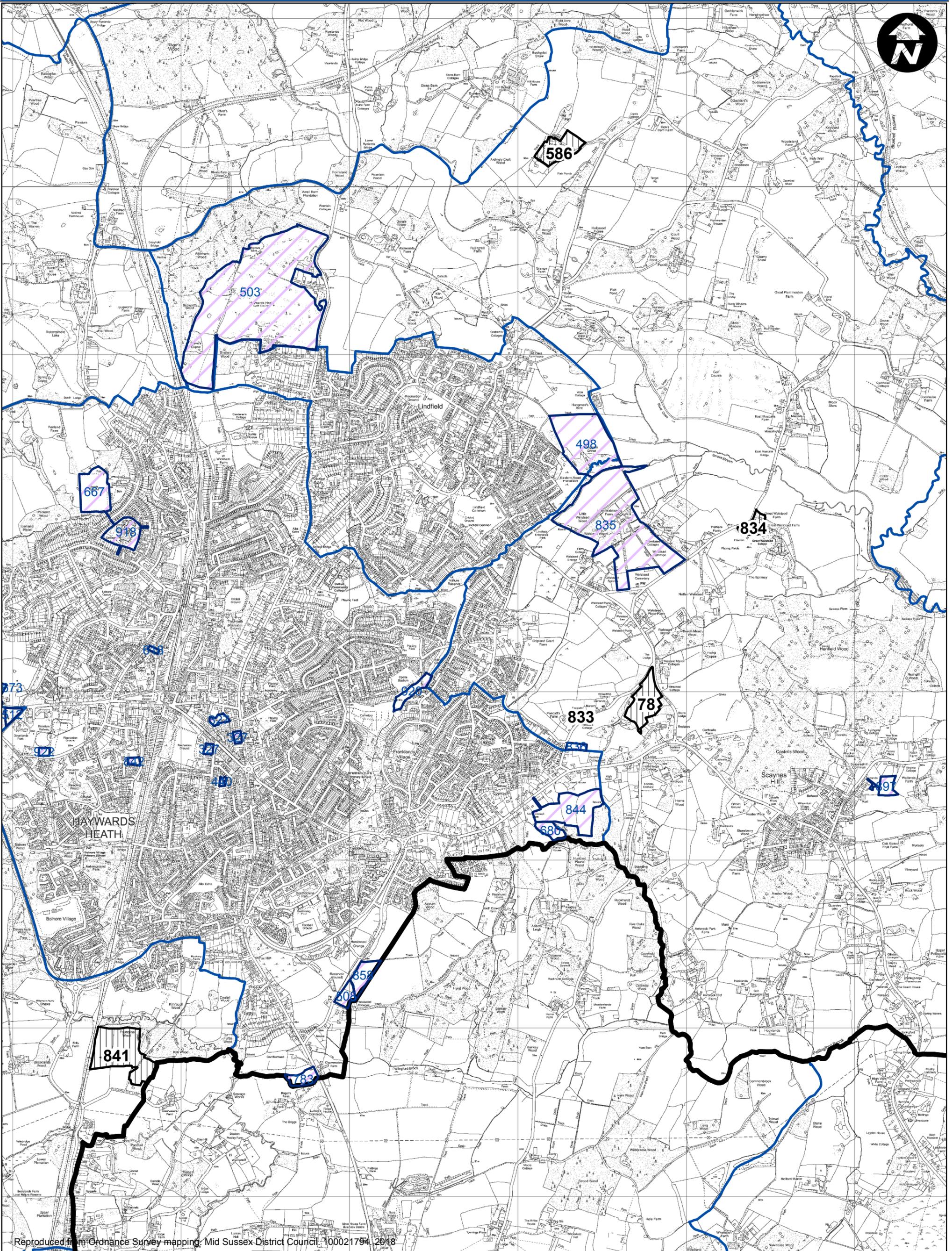


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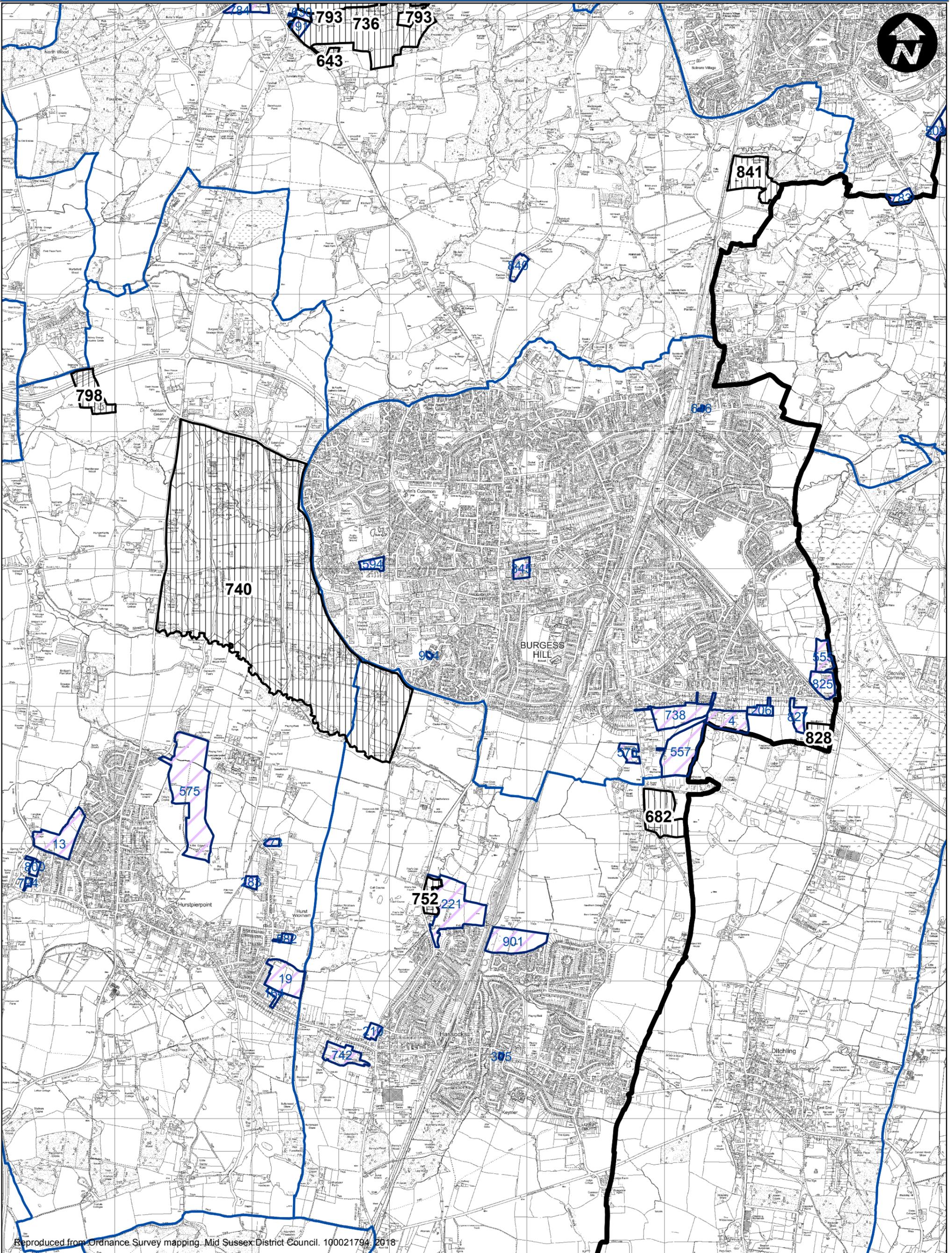


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