

# **Mid Sussex District Council**

## **Site Allocation Development Plan Document**

### **Site Selection Paper 3: Housing Sites**

Update following Regulation 18 Consultation

February 2020

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# 1. Introduction

- 1.1 Mid Sussex District Council (the Council) adopted the Mid Sussex District Plan 2014-2031 in March 2018. The District Plan allocates a number of strategic sites to deliver growth which, along with completions and commitments since the plan base date, windfall development, and Neighbourhood Plan allocations, will meet the majority of housing need in Mid Sussex to 2031.
- 1.2 In this context Policy DP4: Housing of the District Plan commits the Council to preparing a Site Allocations Development Plan Document (DPD) to “*allocate non-strategic and strategic sites of any size over 5 dwellings (with no upper limit), in order to meet **the remaining housing requirement** over the rest of the Plan period*” (emphasis added).
- 1.3 The Site Allocations DPD will apply to those parts of Mid Sussex which lie outside of the South Downs National Park. It must be in conformity with both the National Planning Policy Framework (NPPF) and the adopted District Plan.
- 1.4 Once adopted, the Site Allocations DPD will form part of the Development Plan for Mid Sussex District along with the adopted District Plan, Small Scale Housing Allocations DPD and any made Neighbourhood Plans.

## 1.1 Background and purpose of the paper

- 1.1.1 This Site Selection Paper is the third in a series of papers which collectively detail the process by which the housing sites proposed for allocation in the DPD have been identified, tested and found to be most suitable for delivering housing growth to meet the residual housing need of the District.
- 1.1.2 Site Selection Paper 1 (SSP1)<sup>1</sup> was published in September 2018 and updated in February 2020 following Regulation 18 consultation. SSP1 details the preparation of the Strategic Housing and Economic Land Availability Assessment (SHELAA), which provides the total pool of site options, along with the methodology and results of a high level assessment of these site options against the District Plan strategy.
- 1.1.3 Site Selection Paper 2 (SSP2)<sup>2</sup> was published in December 2018. SSP2 explains the methodology for a detailed assessment of the remaining site options against a set of 17 assessment criteria, though does not include the results of this exercise.
- 1.1.4 Site Selection Paper 3 summarises the previous steps and builds upon this existing work. It includes the results of the assessment set out in SSP2, a discussion of the subsequent stages of the site assessment process, a summary of the results of each stage of the assessment process and a full list of sites proposed for allocation in the DPD, along with an explanation of next steps. This was first published in September 2019, this update reflects additional sites submitted and comments made during the draft Sites DPD Regulation 18 consultation.
- 1.1.5 A summary of the above stages is presented in Chapter 3 of this paper.

## 1.2 Scope of the paper

- 1.2.1 The scope of this paper is sites nominated for housing use. Employment sites will be considered separately in Site Selection Paper 4: Employment Sites.

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<sup>1</sup> <https://www.midsussex.gov.uk/media/3688/site-allocations-document-site-selection-paper-1.pdf>

<sup>2</sup> <https://www.midsussex.gov.uk/media/3776/site-allocations-document-site-selection-paper-2.pdf>



## 2. Planning policy context

### 2.1 National

- 2.1.1 The National Planning Policy Framework (NPPF) (2019) says that local planning authorities should “*have a clear understanding of the land available in their area through the preparation of a strategic housing land availability assessment*”.<sup>3</sup> The NPPF is clear that this should form the basis on which planning policies “*identify a sufficient supply and mix of sites, taking into account their availability, suitability and likely economic viability*” (NPPF paragraph 67).<sup>4</sup>
- 2.1.2 National Planning Practice Guidance (PPG) sets out a methodology for assessing housing and economic land availability. The PPG states that “*an assessment of land availability identifies a future supply of land which is suitable, available and achievable for housing and economic development over the plan period*”. However, the PPG is clear that an assessment of land availability is simply the starting point of the site selection process, noting that “*it is the role of the assessment to provide information on the range of sites which are available to meet the local authority’s requirements, but it is for the development plan itself to determine which of those sites are most suitable to meet those requirements*”.<sup>5</sup>
- 2.1.3 The PPG states that a land availability assessment should:
- Identify sites with potential for development (i.e. identify an initial long list of site options)
  - Assess the development potential of these sites in light of constraints including policy, viability and/or environmental constraints (i.e. refine the list of site options in light of both high level and detailed constraints).
  - Ensure that details of how all sites have been identified, assessed and then either discounted or found suitable are clearly explained.

### 2.2 Local

- 2.2.1 In this context the Mid Sussex District Plan was adopted in March 2018 and provides a strategic framework for growth in Mid Sussex to 2031, including identifying the level of housing need in the District and the spatial strategy by which this growth will be distributed. The key policy framework for the Site Allocations DPD is provided by Policy DP4: Housing and Policy DP6: Settlement Hierarchy.
- 2.2.2 For the avoidance of doubt, it is important to note that the Site Allocations DPD cannot change the adopted spatial strategy or settlement hierarchy set out in the District Plan. The sites allocated in the DPD must be consistent with the strategy set out in Policies DP4 and DP6 of the adopted District Plan.

### 2.3 Overall housing requirement in Mid Sussex

- 2.3.1 Policy DP4 of the District Plan states that the Objectively Assessed Housing Need (OAN) for Mid Sussex is a minimum of 14,892 dwellings over the plan period. However, in the context of an agreed quantity of unmet need arising from elsewhere in the Northern West Sussex Housing Market Area (specifically from Crawley), Policy DP4 identifies that provision will also be made for an additional 1,498 dwellings, as agreed through the statutory Duty to Cooperate. Therefore, the minimum total housing requirement to be delivered in Mid Sussex over the plan period to 2031 is **16,390** dwellings.<sup>6</sup>

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<sup>3</sup> In Mid Sussex this document is the Strategic Housing and Economic Land Availability Assessment (SHELAA).

<sup>4</sup> MHCLG (2019), National Planning Policy Framework [online], available from: [https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/810197/NPPF\\_Feb\\_2019\\_revised.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/810197/NPPF_Feb_2019_revised.pdf)

<sup>5</sup> HM Government (2019), Planning Practice Guidance: Housing and economic land availability assessment [online], available from: <https://www.gov.uk/guidance/housing-and-economic-land-availability-assessment#method-flowchart>

<sup>6</sup> Mid Sussex District Council (2018) Mid Sussex District Plan 2014-2031 [online], available from: <https://www.midsussex.gov.uk/planning-building/mid-sussex-district-plan/>

- 2.3.2 The District Plan allocates 5,080 new dwellings on strategic sites. This comprises 3,500 units through strategic development north and north west of Burgess Hill ('the Northern Arc'); 500 units at a strategic site at Clayton Mills, Hassocks; 480 units East of Kings Way in Burgess Hill; and 600 units at Pease Pottage.
- 2.3.3 Additionally, the District Plan makes an assumption for a windfall allowance of 450 dwellings over the plan period, though it is recommended this figure is revised to 588 dwellings over the plan period through the DPD process.<sup>7</sup> Completions and commitments between the plan base date and April 2019 total 11,008 units (excluding the strategic Burgess Hill and Hassocks commitments).
- 2.3.4 This means that as at April 2019 the total number of completions and commitments in Mid Sussex is 14,295, leaving a **residual housing requirement of 1,507** dwellings to be met through the Site Allocations DPD.

## 2.4 Mid Sussex Spatial Strategy (the District Plan strategy)

- 2.4.1 The adopted District Plan establishes that top tier settlements will be the focus for growth as they offer the widest variety of goods and services. Burgess Hill is recognised as having particular potential *"to deliver sustainable communities and to benefit from the opportunities that new development can deliver"*. The District Plan states that the remainder of growth will be delivered *"in other towns and villages"*.
- 2.4.2 Policy DP6 sets the settlement hierarchy for the District. There are five categories of settlement on the hierarchy, as per Figure 2.1 below:

Figure 2.1 Mid Sussex Settlement Hierarchy (as per Policy DP6 of the adopted District Plan)

Category	Settlement characteristics	Settlements
1	Towns with a comprehensive range of services, facilities and public transport provision.	Burgess Hill; East Grinstead; Haywards Heath
2	Larger villages with a good range of services, often acting as local services centres.	Copthorne; Crawley Down; Cuckfield; Hassocks and Keymer; Hurstpierpoint; Lindfield
3	Medium sized villages with essential services serving immediate surrounding communities.	Albourne; Ardingly; Ashurst Wood; Balcombe; Bolney; Handcross; Horsted Keynes; Pease Pottage; Sayers Common; Scaynes Hill; Sharpthorne; Turners Hill; West Hoathly
4	Small villages with limited services.	Ansty; Staplefield; Slaugham; Twinefield; Warninglid
5	Small settlements with limited or no services	Hamlets such as Birch Grove, Brook Street, Hickstead, Highbrook and Walstead.

- 2.4.3 The supporting text to Policy DP6 sets the spatial distribution of the District's housing requirement. A settlement-specific minimum housing figure is provided for the top four categories of the settlement hierarchy. Category 5 settlements are not given a target due to their very limited services and facilities.
- 2.4.4 Figure 2.2 below updates this spatial distribution in light of the April 2019 completions and commitments data. The Site Allocations DPD must therefore seek to allocate sites in a manner which is informed by the distribution set out in Figure 2.2. This means that changes in the expected number of completions within the plan period since the District Plan was adopted have necessitated a redistribution of some residual need between other settlements.

<sup>7</sup> Further details available on the Council's website at <https://www.midsussex.gov.uk/planning-building/development-plan-documents/>

Figure 2.2 Spatial Distribution of Housing Requirement (as per District Plan Policy DP6, updated to reflect completions and commitments as at April 2019)

Cat.	Settlement	Minimum Requirement over Plan Period (Based on stepped trajectory)	Commitments / Completions (as at April 1 <sup>st</sup> 2019)	Minimum Residual requirement from 2019 (accounting for commitments, completions and windfall)
1	Burgess Hill	5,166	5,166	0
	East Grinstead	2,534	1,704	830
	Haywards Heath	2,602	2,592	10
2	Cuckfield	337	115	222
	Hassocks	958	958	0
	Hurstpierpoint	422	422	0
	Lindfield	622	622	0
	Copthorne	454	454	0
	Crawley Down	454	454	0
3	Albourne	60	21	39
	Ardingly	75	53	22
	Ashurst Wood	110	110	0
	Balcombe	82	60	23
	Bolney	117	74	43
	Handcross	0	0	0
	Horsted Keynes	72	20	53
	Pease Pottage	971	971	0
	Sayers Common	65	47	18
	Scaynes Hill	236	102	134
	Turners Hill	174	107	67
	West Hoathly	46	26	20
	Sharpthorne	46	26	20
4	Ansty	165	165	0
	Staplefield	9	9	0
	Slaugham	0	0	0
	Twineham	25	19	6
	Warninglid	0	0	0
	<b>TOTAL</b>	<b>15,802 <sup>8</sup></b>	<b>14,295</b>	<b>1,507</b>

2.4.5 The District Plan Strategy in DP4 is to concentrate growth in the larger settlements. Where the results of the site assessment exercise were found to leave a shortfall in capacity at one settlement hierarchy category the aim is that this shortfall would be met in the category above. For example, in the absence of sufficient suitable, available and developable sites in Category 3 the residual need is passed up to the settlements within Category 2, and so on. If, having been through the site assessment process, it was found that there were still too few sites to meet the settlement category requirement, the methodology recognises that it could be necessary to repeat the site assessment process and seek 'next best' site options.

<sup>8</sup> This figure is the total housing need of 16,390 minus the projected windfall allowance of 588.

## 3. Site assessment criteria and methodology

### 3.1 Introduction

- 3.1.1 A robust process of site identification and assessment has been undertaken to inform the preparation of the DPD. This has involved multiple stages of assessment to systematically test site options against a range of criteria and remove the lowest scoring options from further consideration at each stage. The methodology for the selection of sites is summarised below.
- 3.1.2 Informed by the national Planning Practice Guidance (PPG), officers prepared a draft assessment methodology and took a collaborative approach in refining it. This involved consultation with members, Town and Parish Councils, neighbouring authorities and developers to build consensus among key stakeholders. The 'draft methodology' was reviewed by a member working group which was convened to oversee the Site Allocations DPD work (the Site Allocations Working Group). Following this consultation the proposed methodology was reported to the Housing, Planning and Community Scrutiny Committee in November 2018 for scrutiny and approval where the final methodology was agreed.
- 3.1.3 The key stages of the agreed assessment process are summarised in Figure 3.5 at the end of this chapter. A detailed settlement-by-settlement overview of the results of each stage of the assessment can be found at **Appendix A** of this paper.

### 3.2 Stage 1: Call for sites and preparation of the SHELAA

#### Call for sites

- 3.2.1 A Call for Sites exercise was undertaken between September and October 2017 for both housing and employment site options.
- 3.2.2 The formal Call for Sites concluded in October 2017, though site submissions continued to be accepted until 31<sup>st</sup> July 2018. The full methodology for site identification is set out in Site Selection Paper 1 (SSP1).
- 3.2.3 Through this process a total of **241 potential site options** were identified. Following Regulation 18 consultation on the draft Sites DPD, an additional 20 sites were submitted. Therefore a total of **261** potential sites have been identified.

#### Preparation of the SHELAA

- 3.2.4 The SHELAA provides a preliminary sift based on the SHELAA methodology published in April 2018<sup>9</sup> and guidance in the PPG. A high level 'policy-off' assessment was applied based on a size or capacity threshold and the following 'showstopper' environmental constraints:
- Site predominantly or wholly contains a European Nature Conservation Site (Special Area of Conservation – SAC).
  - Site predominantly or wholly contains a Site of Special Scientific Interest (SSSI).
  - Site predominantly or wholly contains a Scheduled Monument.
  - Residential site which lies wholly or mostly (>50%) within flood zones 2 and 3.
  - Site predominantly or wholly within an area of Ancient Woodland.
- Any sites below 0.25ha or with capacity for 5 or fewer dwellings were sieved out, along with any sites affected by the environmental constraints listed above. All remaining sites were considered suitable for inclusion in the SHELAA to form the pool of potential site options for allocation in the DPD.
- 3.2.5 As a result of this process, a total of **253 potential sites** were identified and taken forward as an initial long list of sites for high level testing against the District Plan strategy following

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<sup>9</sup> <https://www.midsussex.gov.uk/media/3404/strategic-housing-land-availability-assessment-methodology.pdf>



discussion by members of the Site Allocations Working Group (SAWG) and considered by the Housing, Planning and Community Scrutiny Committee.

### 3.3 Stage 2: High level site assessment

#### Criteria

3.3.1 **Site Selection Paper 1: Assessment of Housing Sites against District Plan Strategy** (SSP1) was published in September 2018 and updated in February 2020 following Regulation 18 consultation. SSP1 presents the high level assessment of the initial 253 sites against the District Plan Strategy, as per District Plan Policies DP4: Housing and DP6: Settlement Hierarchy. The criteria used to make this assessment are:

- the degree of connectivity between each site and its 'host' settlement, and;
- the size of each site relative to its settlement's position on the hierarchy and its indicative housing requirement.

#### Methodology

3.3.2 To assess the degree of connectivity with a settlement, sites within 150m of a built-up area boundary were considered in principle to function as part of that settlement. Sites beyond 150m were considered to be remote from a settlement. It was recognised that in practice this may vary slightly based on site-specific considerations, such as access constraints, topography or biodiversity designations which impact the site's functional connectivity with a settlement.

3.3.3 To assess the size of a site relative to its position on the settlement hierarchy, sites with capacity to deliver growth significantly greater than required by the District Plan Strategy were considered to not conform with the Strategy.

3.3.4 Any site at which either or both of these issues were evident was not considered further.

#### Stage 2 results

3.3.5 253 sites were tested against the two key criteria of the strategy at this stage, of which 94 were excluded and **159 were taken forward** for detailed testing following discussion by members of SAWG and considered by the Housing, Planning and Community Scrutiny Committee.

### 3.4 Stage 3: Detailed site assessment

#### Criteria

3.4.1 **Site Selection Paper 2: Methodology for Site Selection** (SSP2) was published in December 2018. SSP2 sets out the process for the detailed assessment of sites which meet the high level assessment.

3.4.2 SSP2 establishes 17 detailed assessment criteria which are grouped into three parts. Part 1 assesses planning and environmental constraints, Part 2 assesses deliverability considerations and Part 3 assesses sustainability and access to services. The complete list of these criteria is summarised below:

1. Planning constraints	2. Deliverability considerations	3. Sustainability/accessibility
<ul style="list-style-type: none"> <li>AONB</li> </ul>	<ul style="list-style-type: none"> <li>Highways/Strategic Road Network</li> </ul>	<ul style="list-style-type: none"> <li>Education – primary schools</li> </ul>
<ul style="list-style-type: none"> <li>Flood risk</li> </ul>	<ul style="list-style-type: none"> <li>Local Road Network</li> </ul>	<ul style="list-style-type: none"> <li>Education – secondary schools</li> </ul>
<ul style="list-style-type: none"> <li>Ancient woodland</li> </ul>	<ul style="list-style-type: none"> <li>Developability</li> </ul>	<ul style="list-style-type: none"> <li>Health – GP distance to surgery</li> </ul>
<ul style="list-style-type: none"> <li>SSSI/Local Wildlife Sites/Local Nature Reserves</li> </ul>	<ul style="list-style-type: none"> <li>Infrastructure</li> </ul>	<ul style="list-style-type: none"> <li>Distance to town centre services</li> </ul>
<ul style="list-style-type: none"> <li>Heritage – listed building</li> </ul>		
<ul style="list-style-type: none"> <li>Heritage – conservation area</li> </ul>		
<ul style="list-style-type: none"> <li>Archaeology</li> </ul>		
<ul style="list-style-type: none"> <li>Landscape capacity/suitability (excluding AONB sites)</li> </ul>		
<ul style="list-style-type: none"> <li>Trees/TPOs</li> </ul>		<ul style="list-style-type: none"> <li>Public transport</li> </ul>

## Methodology

3.4.3 Officers undertaking the assessment graded the potential impact on each of the 17 criteria using a five tier ‘traffic light’ system, as below:

	Very Positive Impact
	Positive Impact
	Neutral Impact
	Negative Impact
	Very Negative Impact

3.4.4 SSP2 states that the criteria in Part 1 of the pro formas reflect the degree of protection the NPPF affords to “*areas or assets of particular importance*”, where the negative effects of allocation would “*significantly and demonstrably outweigh the benefits*” (NPPF paragraph 11b). Very negative impacts were therefore generally applied only in relation to development which affects the NPPF criteria as a significant constraint to development. This includes designated biodiversity sites, such as Sites of Special Scientific Interest (SSSIs), Areas of Outstanding Natural Beauty (AONB), areas of ancient woodland and assets of cultural or built heritage significance.

3.4.5 The Council therefore placed greatest weight on these criteria in the selection process, and sites which recorded a ‘very negative’ (red) score on any of the criteria in Part 1 were not considered further.

3.4.6 It is important to note that a number of settlements in the plan area are entirely within the AONB, including several settlements at Category 3 of the settlement hierarchy where the adopted District Plan Strategy distributes housing growth. It will be necessary to ensure that housing needs at settlements in the AONB are met where possible, including through allocation, where doing so does not cause unacceptable harm to the AONB. This is considered both a pragmatic approach to ensuring that the vitality of settlements in the AONB is sustained and that the District Plan Strategy is adhered to. Although the NPPF makes a presumption against major development in the AONB (paragraph 172), it does not define a development threshold which constitutes ‘major’ (footnote 55). In the context of the above, it

is considered reasonable for the site selection process to test sites in the AONB for allocation, particularly in light of the fact that potential effects on the AONB are afforded great weight in the assessment process. Importantly, the High Weald AONB Unit supports this approach.

- 3.4.7 All sites in a given settlement were ranked in relation to each other on the basis of their overall performance against the 17 site selection criteria. A degree of professional judgement was required as the criteria were not assumed to be of equal weight, meaning the overall performance was therefore not simply a tally of how many score very positively, positively, negatively, or very negatively.

### Developer fact checking exercise

- 3.4.8 Following the conclusion of the detailed site assessment, a supplementary 'fact checking' exercise was undertaken on all 159 sites to ensure factual accuracy of results.
- 3.4.9 The results of the detailed site assessment were shared with the proponents of each site. This involved sharing the site assessment pro formas which recorded the assessment against the 17 site assessment criteria. Site proponents were asked to 'fact check' the pro formas at this stage and then report any identified factual errors to the Council.
- 3.4.10 This process provided site proponents the opportunity to verify quantitative conclusions (such as the calculated distance from a site to the nearest school) or note if the assessment had overlooked proximity to a key feature or service which might affect the overall suitability of the site. It also provided an opportunity to review the way in which officers applied the Council's assessment methodology, though the fact checking exercise was not designed to be a forum for disputing qualitative findings and professional judgement of officers. This process was also scrutinised by the Member Site Allocations Working Group in April 2019.
- 3.4.11 All fact-check responses received, either during the formal "Fact check" process (held at regulation 18 and pre-Regulation 19 stage) or during the Regulation 18 consultation, have been considered and amendments made where required.
- 3.4.12 The responses to the fact checking exercise resulted in minor updates to a number of the pro formas. However, none of the responses were considered to support a substantive change in the assessment conclusions for any sites in question.

### Stage 3 results

- 3.4.13 159 sites were tested at this stage, of which 108 sites were excluded and **51 were taken forward** to be assessed in more detail as a "Reasonable Alternative" within the Sustainability Appraisal. A summary of the reasons for excluding sites at this stage is presented in Figure 3.1 below. It is considered that mitigation of these reasons for exclusion is either unavailable or unnecessary in light of more sustainable alternative sites being available.

Figure 3.1 Summary of reasons for excluding sites as a result of the detailed site assessment

Principal reason for exclusion	Number of sites excluded during stage 3
Impact on the AONB.	24
Access constraints	8
Impact on a SSSI / SNCI	7
Impact on a Conservation Area	12
Impact on listed building	12
Impact on landscape or townscape setting and character	14
Developer unable to demonstrate deliverability within the plan period	21
No longer available or revised yield below allocation threshold of 9 dwellings	10
<b>TOTAL</b>	<b>108 sites</b>

Note: This captures the predominant reason for exclusion, some sites have multiple reasons for exclusion

### 3.5 Stage 4: Further evidence testing

- 3.5.1 The 51 sites identified were then subject to further detailed and technical evidence. This included the findings of the Sustainability Appraisal, input from infrastructure providers and from technical specialists within the District Council and West Sussex County Council (WSCC) as well as Habitats Regulation Assessment (HRA) and modelling of traffic and air quality impacts by specialist consultants. There was also an opportunity to review any new evidence in relation to the availability of sites. Again, this stage was reported to the Member Site Allocations Working Group in August 2019 and Scrutiny Committee in March 2020.

#### Sustainability Appraisal

- 3.5.2 Sustainability Appraisal (SA) is required to be undertaken alongside the preparation of the Site Allocations DPD, as per the Environmental Assessment of Plans and Programmes Regulations 2004 which transpose the EU Strategic Environmental Assessment (SEA) Directive into national legislation. In this context, an SA report must be published for consultation alongside the emerging DPD which serves to identify, describe and evaluate the likely significant effects of implementing the plan.
- 3.5.3 Mid Sussex District Council has undertaken SA alongside the preparation of the DPD, in accordance with the regulations. The Council consulted the statutory consultees on the scope of the SA in May and June 2019 and has prepared a draft SA report to inform and influence the policies and allocations of the DPD. This is available on the Council's website<sup>10</sup>. The key details are summarised below.
- 3.5.4 The SA must test 'reasonable alternatives' for delivering strategy-compliant growth, i.e. growth which is broadly consistent with the housing targets for each settlement set out in Policies DP4 and DP6.
- 3.5.5 The SA tested each site option on a settlement-by-settlement basis. This was important for two reasons. First, it tested the individual sites against the SA objectives to establish a site's performance in absolute terms. Second, it enabled comparison of sites within the same settlement by establishing the performance of each site in relative terms. Understanding the best site in relative terms means that even if a settlement has a number of sites which individually perform well, only the best performing sites following assessment in that

<sup>10</sup> <https://www.midsussex.gov.uk/planning-building/development-plan-documents/>

settlement need be considered for allocation when viewed in the context of the District Plan strategy.

### Reasonable alternative packages of sites

- 3.5.6 Through this process it was possible to determine from the pool of 51 sites three reasonable alternative packages of sites by which to deliver housing growth over the plan period (**Figure 3.2**).
- 3.5.7 Of the 51 sites tested, a total of 20 sites were found to perform individually strongly in relation to the SA objectives **and** strongly relative to other sites in the same settlement. These sites are constant across all three reasonable alternative packages of sites.
- 3.5.8 A further 19 sites were found to perform poorly in relation to the SA objectives **and** poorly relative to other sites in the same settlement. These sites were considered unsuitable for inclusion in the reasonable alternative packages of sites. A summary of the findings of this assessment from the Sustainability Appraisal (SA) are set out in **Appendix C**.
- 3.5.9 The remaining 12 sites were found to perform individually strongly in relation to the SA objectives **but** poorly relative to other sites in the same settlement. See Figure 3.2 below:

*Figure 3.2 Summary of SA assessment of short-listed sites against the SA Objectives and at a settlement scale*

Category	Number of sites	Yield
Performs well (constant sites)	20	1,589
Does not perform well (rejected for a variety of reasons)	19	805
Marginal (variable sites)	12	1,536

- 3.5.10 The package of 20 constant sites meets and marginally exceeds the district's residual housing need. In this context there is a need to also test alternative packages of sites against the SA objectives which represent higher growth options on the basis that the housing targets in the District Plan should be seen as a minimum in accordance with the NPPF.
- 3.5.11 The 12 marginal sites provide an appropriate pool from which to choose additions to the 20 constant sites. However, it would not be appropriate to add all 12 sites as this would not be consistent with the District Plan Strategy.
- 3.5.12 Furthermore, the iterative nature of preparing the DPD meant that whilst the SA was being undertaken additional information was received that indicated a number of sites were either no longer available for allocation or unlikely to be available during the plan period. This reduced the pool of marginal sites.
- 3.5.13 It is reasonable to only consider available sites in the highest settlement category on the basis that these settlements are by definition the most sustainable locations for growth. This focusses attention on the following five available Category 1 sites:
- Site 503 (Haywards Heath Golf Course, Haywards Heath);
  - Site 557 (Land south of Folders Lane and east of Keymer Road, Burgess Hill);
  - Site 738 (Land east of Greenacres, Keymer Road and South of Folders Lane, Burgess Hill),
  - Site 827 (Land south of 96 Folders Lane, Burgess Hill); and
  - Site 998 (Old Court House, East Grinstead)
- 3.5.14 In light of developer support to bring the adjacent Sites 557 and 738 forward together, a decision was taken to combine them into one site to facilitate delivery of a single, coherent

scheme. This combined site has been assigned the next available number in the SHELAA numbering sequence and is tested further as Site 976. After further testing, Site 998 has been concluded as not deliverable within the plan period at this stage so has been ruled out.

3.5.15 In this context, Sites 503, 827 and the new combined Site 976 are the candidate sites for adding to the 20 constant sites to form a higher growth option. Again, however, it is not reasonable to add all three of these Category 1 sites as they would still deliver a level of growth above that required.

3.5.16 Therefore, a total of three reasonable alternative packages of sites were identified:

- Option 1: The 20 constant sites (**1,589** dwellings);
- Option 2: The 20 constant sites plus Sites 827 and 976 (**1,929** dwellings);
- Option 3: The 20 constant sites plus Site 503 (**2,219** dwellings).

3.5.17 Recognising that ongoing technical evidence work could have potential to further influence the final list of sites proposed for allocation, a range of key technical stakeholders were consulted to assess potential likely effects from cumulative growth on infrastructure and services. This exercise is summarised below.

3.5.18 It should be noted that the iterative nature of plan preparation meant that at the time the list of sites was issued to technical stakeholders the final names of the options were not settled. Therefore, the air quality, transport and HRA evidence work refers to 'Scenario 7' and 'Scenario 8'. These scenarios directly relate to and inform the assessment of Options 2 and 3 in the Sustainability Appraisal (SA), i.e. the baseline scenarios of the constant sites plus the variable Sites 827 and 976 (Folders Lane, Burgess Hill) or the constant sites plus the variable Site 503 (Haywards Heath Golf Course).

*Infrastructure providers, key stakeholders and specialist officers*

3.5.19 Key stakeholders including utilities companies, Horsham and Mid Sussex NHS Clinical Commissioning Group (CCG) and West Sussex County Council (WSCC) as highways authority, education authority, waste authority and Lead Local Flood Authority (LLFA) were consulted between April and June 2019.

3.5.20 Infrastructure providers were consulted on the capacity of existing infrastructure to support growth from sites on the refined shortlist, including whether there could be a need to deliver new infrastructure.

3.5.21 Details of the comments can be found appended to the respective site assessment pro forma in **Appendix B** of this paper. Based on the levels of proposed growth, key identified issues include:

- Highways – potential mitigation required at four specific junctions/crossroads.
- Education – additional form of entry likely required at Crawley Down Village Primary and Harlands Primary Academy along with contributions from all new developments to help mitigate additional demand at schools across the district.
- Wastewater and sewerage – provision of additional capacity potentially necessary ahead of occupation at 15 sites and investment necessary at three wastewater treatment works.
- Waste - There is sufficient waste processing capacity in Mid Sussex to absorb growth at the shortlisted sites.
- Minerals - a number of sites lie within Minerals Safeguarding Areas (MSAs) or Minerals Consultation Areas (MCAs), though this does not preclude these sites from coming forward.
- Contamination - a number of sites have potential to include contaminated land based on current or past uses, though this does not preclude these sites from coming forward.
- Surface water flooding – in relation to a single site.

## Other evidence

- 3.5.22 Modelling work was undertaken by specialist consultants in relation to air quality and transport to test the effects of growth from scenarios which informed Option 2 and Option 3. Option 1 was not tested in isolation as the constant sites were tested through Options 2 and 3.
- 3.5.23 Air quality assessments were undertaken in order to identify any likely effects upon the Stonepound Crossroads AQMA in Hassocks and the Ashdown Forest Special Area of Conservation (SAC). The air quality assessments included likely effects from the proposed Science and Technology Park in the modelling.
- 3.5.24 The air quality monitoring work indicated that neither of the options would lead to significant air quality impacts within or near to the Stonepound Crossroad AQMA. Although both options have the potential to cause adverse impacts to Ashdown Forest, Natural England has confirmed it is satisfied with the overall outcome. The air quality work therefore does not have an impact on site selection.
- 3.5.25 The transport modelling tested the same growth scenarios as the air quality work, i.e. the alternative packages of residential sites under Scenarios 7 and 8 plus the proposed Science and Technology Park. The work shows that growth under both options is likely to generate 'severe' effects at two locations (after mitigation), though these effects are directly attributable to the Science and Technology Park and are addressed elsewhere. The affected locations are the junction of the A272 and B2036 at Ansty and the southbound on-slip to the A23 from the A2300. On this basis it is considered that the transport modelling does not help differentiate between Option 2 and Option 3 and therefore does not have an impact on site selection.
- 3.5.26 A Habitats Regulation Assessment (HRA) was also undertaken to test the effects of growth from the different packages of sites on the Ashdown Forest SAC and other designated biodiversity sites. The HRA again tested scenarios which informed Option 2 and Option 3. The results did not identify any likely adverse effects for which mitigation could not be achieved under either scenario.

## Availability / suitability

- 3.5.27 A detailed review of constraints indicated that the yield on a number of sites would likely be well below the initial indicative figure based on site specific constraints. At six sites it was considered that in light of the reduced yield, allocation would not be necessary for policy-compliant development to come forward and that it was likely that these sites would come forward as windfall over the plan period. In another three instances the revised yield fell below the minimum threshold for allocation.
- 3.5.28 Additionally, the proponents of five sites indicated that their site would no longer be available for development within the plan period.
- 3.5.29 However, as evidence testing was progressing simultaneously with the Sustainability Appraisal the shortlist of all 51 sites progressed to the Sustainability Appraisal.

## Stage 4 results

- 3.5.30 51 sites were tested against a range of further iterative evidence work at this stage of the site selection process (though the final total became 50 sites once Sites 557 and 738 were combined to form Site 976). This included input from key infrastructure stakeholders, internal technical specialist officers, detailed modelling evidence and the HRA findings. Of the total sites tested, **28 were excluded**.
- 3.5.31 A summary of the reasons for excluding sites at this stage is presented in Figure 3.3 below. A detailed settlement-by-settlement overview of the excluded sites can be found at **Appendix A**. Overall, Option 1 is not favoured as it does not provide sufficient flexibility and resilience to ensure the Council can continue to maintain a land supply position. Option 3 is not recommended as the level of growth is significantly above that required, the allocation does

not meet the Spatial Strategy due to the scale of growth proposed at Category 1 and Haywards Heath significantly exceeds the identified need.

*Table 3.3 Summary of reasons for excluding sites as result of detailed evidence testing.*

Principal reason for exclusion	Number of sites excluded during Stage 4
Sustainability Appraisal findings	11
Small site (i.e. with a yield likely to be 9 or fewer) considered likely to come forward as windfall development	6
Site proponent unable to demonstrate site is deliverable within the plan period	6
Yield likely to be below the 5 dwelling minimum threshold for allocation	3
Lead Local Flood Authority objection	1
Allocated within a larger site allocation	1
<b>TOTAL</b>	<b>28 sites</b>

- 3.5.32 Option 2 is considered to be the best performing option overall and is therefore recommended as the most appropriate option for inclusion in the Draft Sites DPD. This ensures the residual is fully met, it provides a reasonable over-allocation to provide flexibility, provides a range of sites across a wide geographical area and of a variety of sizes and best delivers District Plan policies DP4 and DP6. It also ensures that any potential impacts relating to highways, air quality or Habitats Regulations Assessment (HRA) are minimised.
- 3.5.33 The remaining **22 site options** were therefore found to be the most suitable for delivering the District Plan Strategy through the Site Allocations DPD and are consequently proposed for allocation in the DPD. These proposed allocations will deliver at least **1,929** new homes over the plan period to 2031. The full list of proposed residential allocations is presented in settlement order in Figure 3.4 below:



Figure 3.4 Proposed sites for allocation in the Site Allocations DPD

Site	Name	Settlement	Indicative yield
644	Ansty Cross Garage, Cuckfield Road, Ansty	Ansty	12
832	Land west of Selsfield Road, Ardingly	Ardingly	70 <sup>11</sup>
138	Land south of Hammerwood Road, Ashurst Wood	Ashurst Wood	12
345	St. Wilfrids Catholic Primary School, School Close, Burgess Hill	Burgess Hill	200
594	Land South of Southway, Burgess Hill	Burgess Hill	30
827	Land South of 96 Folders Lane, Burgess Hill	Burgess Hill	40 <sup>12</sup>
840	Woodfield House, Isaacs Lane, Burgess Hill	Burgess Hill	30
904	Land to the south of Selby Close, Hammonds Ridge, Burgess Hill	Burgess Hill	12
519	Land north of Burleigh Lane, Crawley Down	Crawley Down	50
479	Land at Hanlye Lane to the east of Ardingly Road, Cuckfield	Cuckfield	55
196	Land south of Crawley Down Road, Felbridge	East Grinstead	200
770	Land south and west of Imberhorne Upper School, Imberhorne Lane, East Grinstead	East Grinstead	550
847	East Grinstead Police Station, College Lane, East Grinstead	East Grinstead	22
127	Land at St. Martin Close, Handcross	Handcross	65
221	Land to the north of Shepherds Walk Hassocks	Hassocks	130
783	Rogers Farm, Fox Hill, Haywards Heath	Haywards Heath	25
184	Land south of St. Stephens Church, Hamsland, Horsted Keynes	Horsted Keynes	30
807	Land South of The Old Police House, Birchgrove Road, Horsted Keynes	Horsted Keynes	25
829	Land to the north Lyndon, Reeds Lane, Sayers Common	Sayers Common	35
897	Land to the rear Firlands, Church Road, Scaynes Hill	Scaynes Hill	20
854	Withypitts Farm, Selsfield Road, Turners Hill	Turners Hill	16
976	Land south of Folders Lane and east of Keymer Road, Burgess Hill	Burgess Hill	300
			<b>1,929</b>

<sup>11</sup> Note: This site was originally proposed for 100 dwellings but reduced to 70 between Reg 18 and reg 19

<sup>12</sup> Note: This site was originally proposed for 43 dwellings but reduced to 40 between Reg 18 and reg 19

Figure 3.5 Overview of the key stages of the site assessment process

Selection Stage	Description	Number of Sites (Input and Output for each stage)		Reference
		Starting point	Outcome post assessment	
1	<b>Call for Sites &amp; Preparation of SHELAA</b> <ul style="list-style-type: none"> <li>Call for sites – notification of sites to Council from land owners, site promoters and interested parties</li> <li>Identify pool of ‘potential’ development sites based on high level assessment of ‘suitability, availability and achievability’.</li> </ul>	261	253	SHELAA & Site Selection Topic Paper 1
2	<b>High Level Assessment</b> <ul style="list-style-type: none"> <li>High Level assessment to test conformity with the District Plan Strategy, in particular: <ul style="list-style-type: none"> <li>If sites are located more than 150 m from existing settlement and so deemed to be located in open countryside</li> <li>If sites are of a scale not compatible with the Site Allocations Document and more suited for consideration through a future Local Plan Review</li> </ul> </li> </ul>	253	159	Site Selection Topic Paper 1
3	<b>Detailed Assessment</b> <ul style="list-style-type: none"> <li>Detailed Assessment against a range of 17 assessment criteria</li> <li>Fact Check - consultation with Site Promoters to fact check key assessment findings or assumptions</li> </ul>	159	51	Site Selection Topic Paper 2
4	<b>Detailed Evidence Testing</b> <ul style="list-style-type: none"> <li>Additional site filter/ refinement incorporating <b>Sustainability Appraisal</b> of sites at Settlement level</li> <li>Consultation with Key Stakeholders, Infrastructure Providers and Specialist Officers</li> <li>Consideration of additional Technical Evidence (Transport, Air Quality, HRA, Viability)</li> <li>Refine shortlisted sites and identify Reasonable Alternative Options to inform <b>Sustainability Appraisal</b></li> </ul>	51	23	Site Selection Topic Paper 3
5	<b>Identified Preferred Option</b>	22		

NB: some site options were subdivided or refined after their initial nomination as further evidence emerged.

## 4. Conclusions and next steps

### 4.1 Summary

- 4.1.1 This paper summarises the site selection process undertaken by the Council to identify housing sites for allocation in the emerging Site Allocations Development Plan Document (DPD).
- 4.1.2 A comprehensive and robust site selection process has been undertaken in accordance with national policy and guidance. This process was iterative, with a number of assessment stages used to filter down the initial long list of 253 sites included in the SHELAA.
- 4.1.3 The SHELAA sites were subject to high level assessment to test conformity with the District Plan strategy, with 159 sites carried forward to the next stage.
- 4.1.4 Next, a detailed desktop assessment was undertaken, with 51 sites carried forward for further testing (though this total later became 50 sites once Site 557 and 738 were combined to form Site 976).
- 4.1.5 All of these sites were considered through the Sustainability Appraisal, with a shortlist of the 22 strongest performing sites emerging.
- 4.1.6 Development of all 22 of these sites would result in growth significantly above the residual need and not compliant with the District Plan Strategy. Therefore, there was a need to test different combinations of these sites to determine which would best support the District Plan Strategy and which were strongest in terms of factors such as air quality and traffic impact.
- 4.1.7 Detailed evidence testing and informal consultation with key stakeholders was undertaken in relation to this final shortlist of sites. Mindful of all the available evidence, **22** preferred site options were found to be most suitable, available and achievable for allocation in the DPD in order to meet the District's residual housing need to 2031. A summary of the site assessment results at each assessment stage is provided in **Appendix A**.

### 4.2 Next steps

- 4.2.1 The next step will be publication of the submission draft Site Allocations DPD and statutory consultation under Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012.
- 4.2.2 Following this period of consultation, the DPD and accompanying Sustainability Appraisal will be submitted to the Secretary of State for examination.
- 4.2.3 Once found sound at examination, the DPD will be adopted by Mid Sussex District Council and will form part of the Council's adopted Development Plan along with the adopted District Plan (2018), the Small Scale Housing Allocations DPD (2008) and any made Neighbourhood Plans. The current estimated timeframe for adoption is Summer 2021.

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# **Mid Sussex District Council**

## **Site Allocation Development Plan Document**

Site Selection Paper 3: Housing Sites

### **Appendix A: Summary of site assessment results at each assessment stage**

February 2020

## Preamble

Appendix A provides an overview of the site selection results, showing the omission sites (i.e. sites which feature in the Strategic Housing and Economic Land Availability Assessment [SHELAA] but which do not progress to the final shortlist of sites proposed for allocation) and the final list of proposed allocations. The Appendix is structured alphabetically by settlement. It presents a summary of the reasons why each omission site was excluded and the assessment stage at which the exclusion was made.

The SHELAA provided the long list of sites of potential sites. The first assessment stage in the site selection process was the test for conformity with the District Plan Strategy. The methodology and results of this assessment were reported in full in Site Selection Paper 1.

The detailed site assessment against the 17 criteria was the second assessment stage. The methodology of this assessment was set out in Site Selection Paper 2. The assessment results are included via the full site assessment pro formas in Appendix B of this Site Selection Paper.

Detailed evidence testing of the shortlist of sites which passed the second assessment stages was the third assessment stage. Evidence from infrastructure providers, technical stakeholders and the findings of the Sustainability Appraisal were fed in at this stage. The results are included in Appendix B of this Site Selection Paper.

Sites which passed all assessment stages are proposed for allocation in the Site Allocations Development Plan Document (DPD).

## List of Settlements

<b>Albourne</b>	<b>Hickstead</b>
<b>Ansty</b>	<b>Horsted Keynes</b>
<b>Ardingly</b>	<b>Hurstpierpoint</b>
<b>Ashurst Wood</b>	<b>Lindfield</b>
<b>Balcombe</b>	<b>Pease Pottage</b>
<b>Bolney</b>	<b>Sayers Common</b>
<b>Brook Street</b>	<b>Scaynes Hill</b>
<b>Burgess Hill</b>	<b>Sharpthorne</b>
<b>Copthorne</b>	<b>Slaugham</b>
<b>Crawley Down</b>	<b>Staplefield</b>
<b>Cuckfield</b>	<b>Turners Hill</b>
<b>East Grinstead</b>	<b>Twineham</b>
<b>Handcross</b>	<b>Walstead</b>
<b>Hassocks</b>	<b>Warninglid</b>
<b>Haywards Heath</b>	<b>West Hoathly</b>

**Settlement:** Albourne

**Settlement hierarchy tier:** Category 3 (Medium sized village providing essential services)

**Total number of SHELAA sites:** 6

SHELAA sites not considered further following the **high level site assessment**

SHELAA ID	Site address	Units	Comment
58	Hazeldens Nursery, London Road, Albourne	50	Not compliant with the District Plan Strategy
775	Grange View House, London Road, Albourne	6	
788	Q Leisure, The Old Sandpit, London Road, Albourne	250	
789	Swallows Yard, London Road, Albourne	60	
799	Land south of Reeds Lane, Albourne	2000	

SHELAA sites not considered further following **detailed site assessment**

SHELAA ID	Site address	Units	Comment
986	Land to the West of Albourne Primary School, Henfield Road, Albourne	40	Impact on listed building and conservation area, low landscape capacity, performs poorly against sustainability criteria.

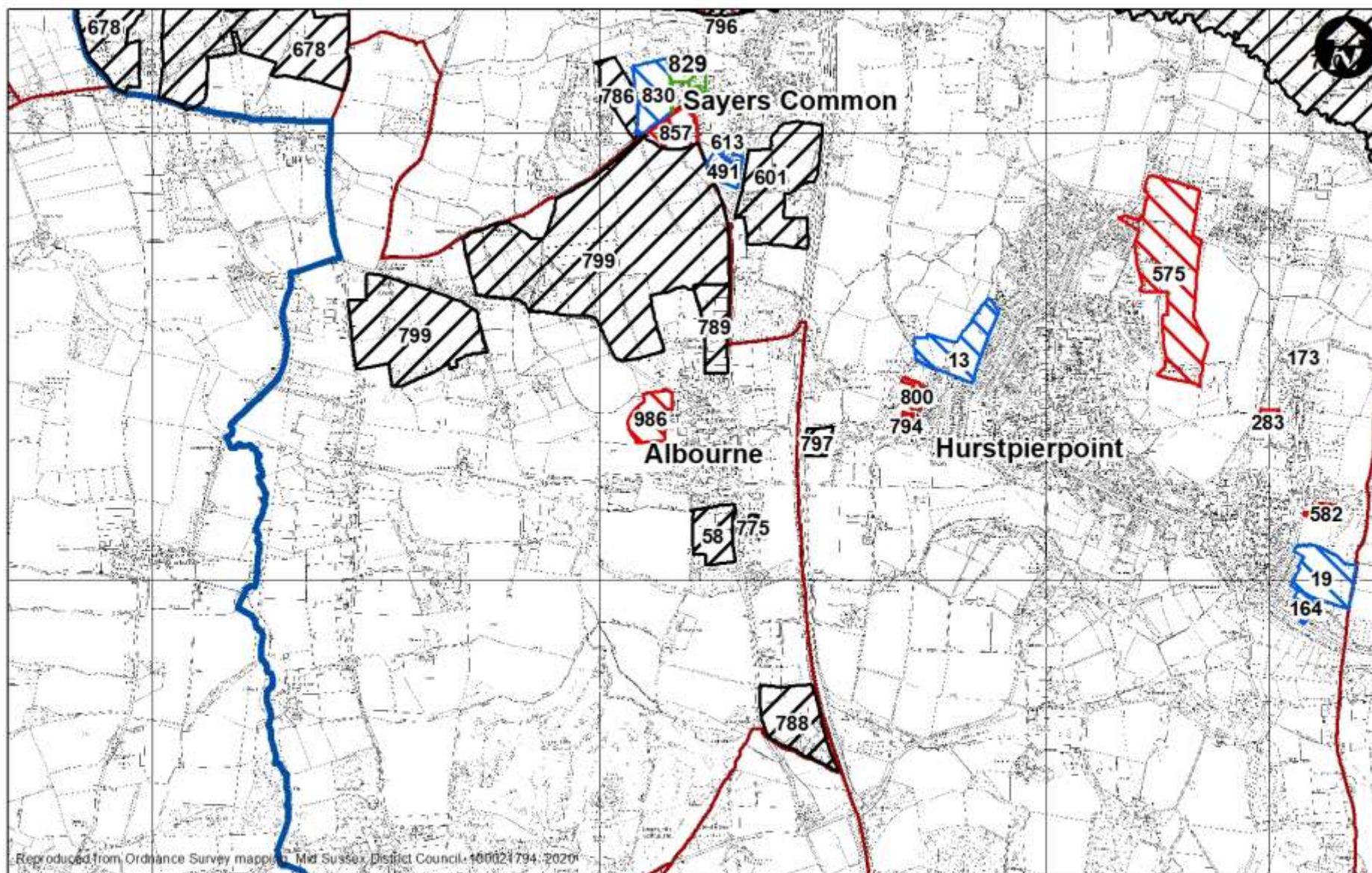
SHELAA sites not considered further following the **further evidence testing**

SHELAA ID	Site address	Units	Comment
n/a			

SHELAA sites taken forward as **proposed allocations in the DPD**

SHELAA ID	Site address	Units	Comment
n/a			





- |   |   |
|---|---|
|  Sites not considered further following the High Level Site Assessment |  Sites not considered further following detailed evidence testing and Sustainability Appraisal |
|  Sites not considered further following the Detailed Site Assessment   |  Sites proposed for allocation   |



**Settlement:** Ansty

**Settlement hierarchy tier:** Category 4 (Small village with limited services)

**Total number of SHELAA sites:** 12

SHELAA sites not considered further following the **high level site assessment**

SHELAA ID	Site address	Units	Comment
643	Land at Oak Tree Farm and West Wriddens, Burgess Hill Road, Ansty	36	Not compliant with the District Plan Strategy
736	Broad location North and East of Ansty	1825	
790	Deaks Manor, Deaks Lane, Cuckfield	400	
792	Land at Ansty Farm (Site C), Deaks Lane, Ansty	25	
793	Land at Ansty Farm, Cuckfield Road, Ansty	1175	
896	Land at Old Beech Farm, Staplefield Road, Cuckfield	10	

SHELAA sites not considered further following **detailed site assessment**

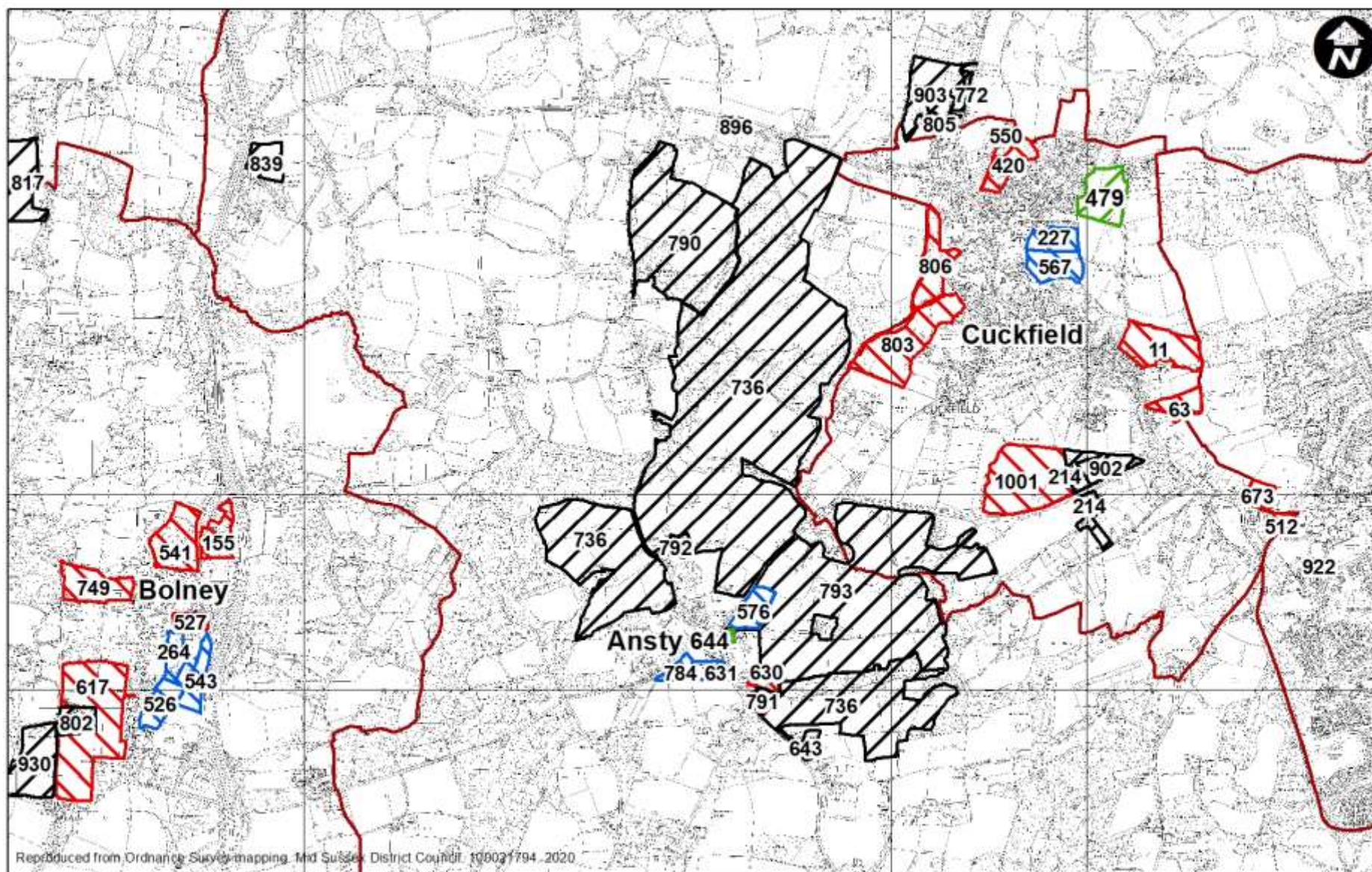
SHELAA ID	Site address	Units	Comment
630	Land at Little Orchard, Cuckfield Road, Ansty	24	A significant majority of the site is covered by a blanket TPO (PR/03194/TRECON) which protects the dense tree cover on site. High impact on the TPO is considered likely. The site is additionally constrained by its sensitivity within the landscape, giving it low landscape capacity.
791	Land at Ansty Farm, Land east of Little Orchard, (Site B), Cuckfield Road, Ansty	25	Site is within an area of Grade 3 agricultural land, which has potential to be best and most versatile land. The site's openness makes a strong contribution to the rural setting and character of Ansty, which would be adversely affected by development. The site supports mid-range views and has some sensitivity within the landscape.

SHELAA sites not considered further following the **further evidence testing**

SHELAA ID	Site address	Units	Comment
576	Land at Ansty Farm, Land north of The Lizard, (Site A), Cuckfield Road, Ansty	75	SA finds that the site is not the most sustainable option to deliver Ansty's need
631	Challoners, Cuckfield Road, Ansty	37	SA finds that the site is not the most sustainable option to deliver Ansty's need
784	Extension to allocated Land at Bolney Road, Ansty	45	SA finds that the site is not the most sustainable option to deliver Ansty's need

SHELAA sites taken forward as **proposed allocations in the DPD**

<b>SHELAA ID</b>	<b>Site address</b>	<b>Units</b>	<b>Comment</b>
644	Ansty Cross Garage, Cuckfield Road, Ansty	12	See Appendix B for further details



- |   |   |
|---|---|
|  Sites not considered further following the High Level Site Assessment |  Sites not considered further following detailed evidence testing and Sustainability Appraisal |
|  Sites not considered further following the Detailed Site Assessment   |  Sites proposed for allocation   |

**Settlement:** Ardingly

**Settlement hierarchy tier:** Category 3 (Medium sized village providing essential services)

**Total number of SHELAA sites:** 6

SHELAA sites not considered further following the **high level site assessment**

SHELAA ID	Site address	Units	Comment
568	Middle Lodge and land to south, Lindfield Road, Ardingly	60	Not compliant with the District Plan Strategy
584	Bawtry - Little London - Ardingly	7	
831	Gardeners Arms, Selsfield Road, Ardingly	5	

SHELAA sites not considered further following **detailed site assessment**

SHELAA ID	Site address	Units	Comment
495	Butchers Field, south of Street Lane, Ardingly	30	Development considered likely to have a high adverse impact on the AONB.
691	Land east of High Street, Ardingly	75	Development considered likely to have an adverse impact on Conservation Area due to its close proximity; potential difficulties achieving safe access to the site without using third party land.

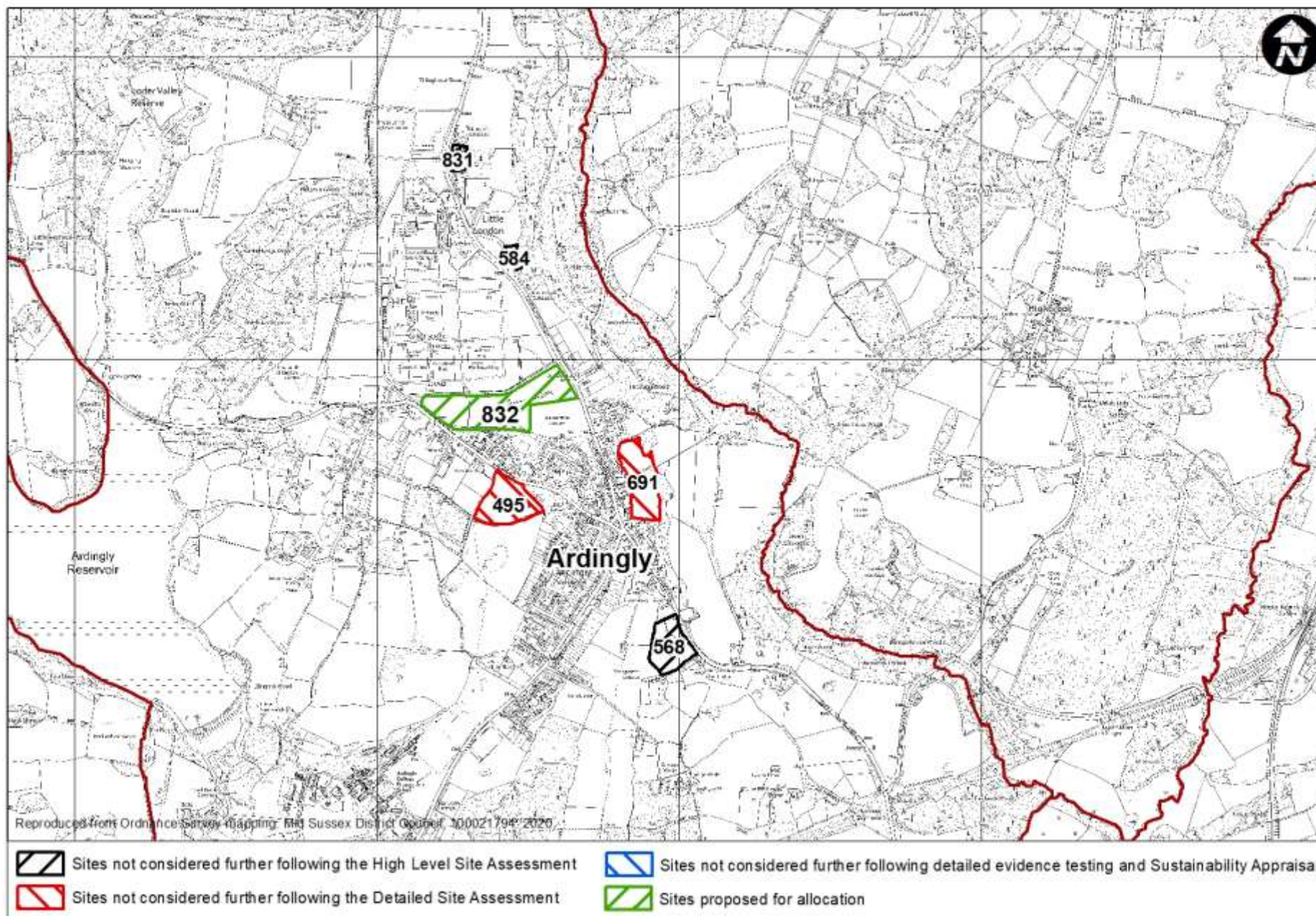
SHELAA sites not considered further following the **further evidence testing**

SHELAA ID	Site address	Units	Comment
n/a			

SHELAA sites taken forward as **proposed allocations in the DPD**

SHELAA ID	Site address	Units	Comment
832	Land west of Selsfield Road, Ardingly	70	See Appendix B for further site details





**Settlement:** Ashurst Wood

**Settlement hierarchy tier:** Category 3 (Medium sized village providing essential services)

**Total number of SHELAA sites:** 7

SHELAA sites not considered further following the **high level site assessment**

SHELAA ID	Site address	Units	Comment
724	Land at Truscott Manor, Hectors Lane, East Grinstead	0	Not compliant with the District Plan Strategy

SHELAA sites not considered further following **detailed site assessment**

SHELAA ID	Site address	Units	Comment
186	Land east of Beeches Lane, Ashurst Wood	40	Development considered likely to have a high adverse impact on the AONB.
207	Land at Dirty Lane/Hammerwood Road, Ashurst Wood	9	Development considered likely to have a high adverse impact on the AONB.
634	Land west of Dirty Lane, Ashurst Wood	15	Development considered likely to have a high adverse impact on the AONB.
984	The Paddocks, Lewes Road, Ashurst Wood	27	TBC
997	Ivy Dene Industrial Estate, Ivy Dene Lane, Ashurst Wood	20	The site is safeguarded for B-class employment use by Policy ASW16 of the made Ashurst Wood Neighbourhood Plan 2015-2031. Redevelopment for residential use would not be policy compliant.

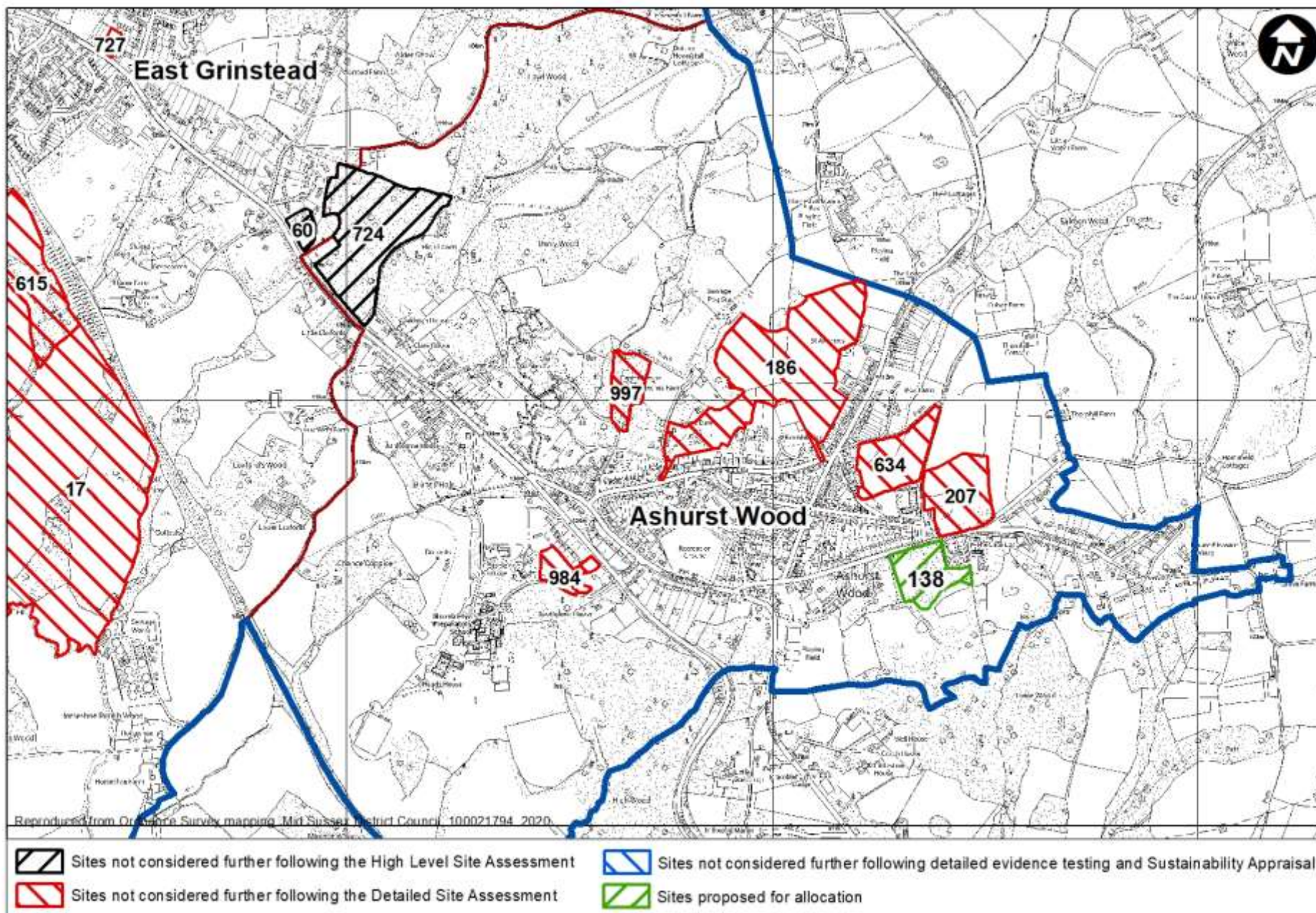
SHELAA sites not considered further following the **further evidence testing**

SHELAA ID	Site address	Units	Comment
n/a			

SHELAA sites taken forward as **proposed allocations in the DPD**

SHELAA ID	Site address	Units	Comment
138	Land south of Hammerwood Road, Ashurst Wood	12	See Appendix B for further site details





**Settlement:** Balcombe

**Settlement hierarchy tier:** Category 3 (Medium sized village providing essential services)

**Total number of SHELAA sites:** 4

SHELAA sites not considered further following the **high level site assessment**

SHELAA ID	Site address	Units	Comment
25	The Walled Garden, behind the Scout Hut, London Road, Balcombe	8	Not compliant with the District Plan Strategy
28	Area south of Redbridge Lane at junction with London Road, Balcombe	20	Not compliant with the District Plan Strategy

SHELAA sites not considered further following **detailed site assessment**

SHELAA ID	Site address	Units	Comment
165	Land south of Oldlands Avenue (Vintens Nursery), Balcombe	90	Cumulative weight of potential harm to the AONB, biodiversity sensitivity from on-site SCNIs and potential limits to site access without using third party land.
929	Land to the west of the Rectory, Haywards Heath Road, Balcombe	15	Development considered likely to have an adverse impact on the Conservation Area due to its close proximity.

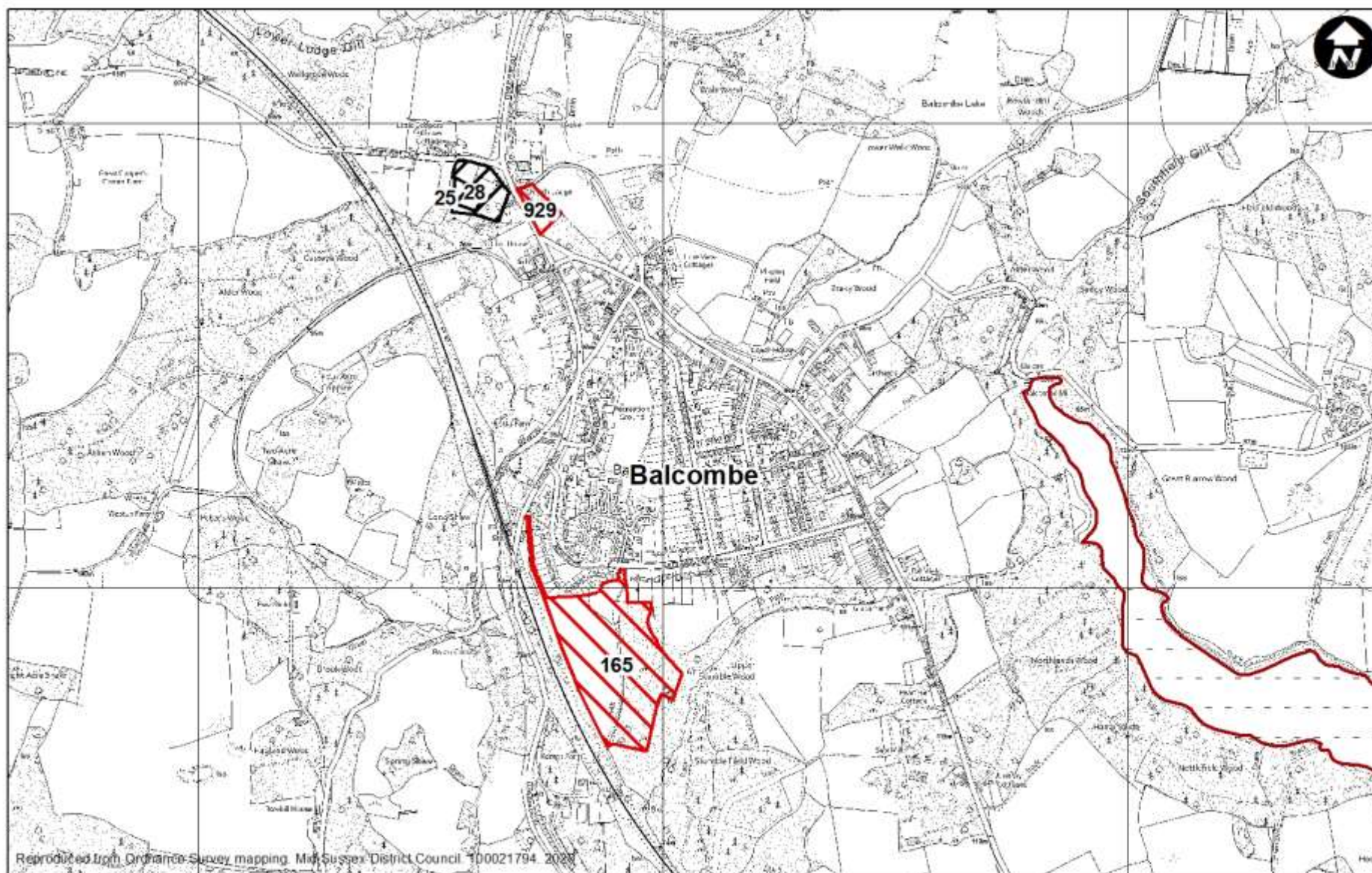
SHELAA sites not considered further following the **further evidence testing**

SHELAA ID	Site address	Units	Comment
n/a			

SHELAA sites taken forward as **proposed allocations in the DPD**

SHELAA ID	Site address	Units	Comment
n/a			





- |   |   |
|---|---|
|  Sites not considered further following the High Level Site Assessment |  Sites not considered further following detailed evidence testing and Sustainability Appraisal |
|  Sites not considered further following the Detailed Site Assessment   |  Sites proposed for allocation   |

**Settlement:** Bolney

**Settlement hierarchy tier:** Category 3 (Medium sized village providing essential services)

**Total number of SHELAA sites:** 11

SHELAA sites not considered further following the **high level site assessment**

SHELAA ID	Site address	Units	Comment
802	Land at Foxhole Lane, Bolney	16	Not compliant with the District Plan Strategy
930	Hangerwood Farm, Foxhole Lane, Bolney	240	

SHELAA sites not considered further following **detailed site assessment**

SHELAA ID	Site address	Units	Comment
155	Aurora Ranch Caravan Park, London Road, Bolney	100	Relatively weak visual relationship with existing settlement; existing wooded character and lack of development contributes to the rural character and setting of the approach to Bolney. Development considered likely to have adverse effects on the character and setting of the village.
527	Land north of Ryecroft Road, Bolney	40	Development considered likely to have an adverse impact on the Conservation Area due to its close proximity.
541	Land Adjacent to Packway House, Bolney	150	Development considered likely to have a high adverse impact on the AONB.
617	Land at Foxhole Farm, Bolney	190	The site has notable landscape sensitivity and its open, undeveloped character contribute to the wider rural setting and character of Bolney.
749	Gleblands Field, Lodge Lane, Bolney	150	There are difficulties accessing the site without using narrow lanes or third party land; the site is considered to be sensitive within the landscape and to be of low landscape capacity.

SHELAA sites not considered further following the **further evidence testing**

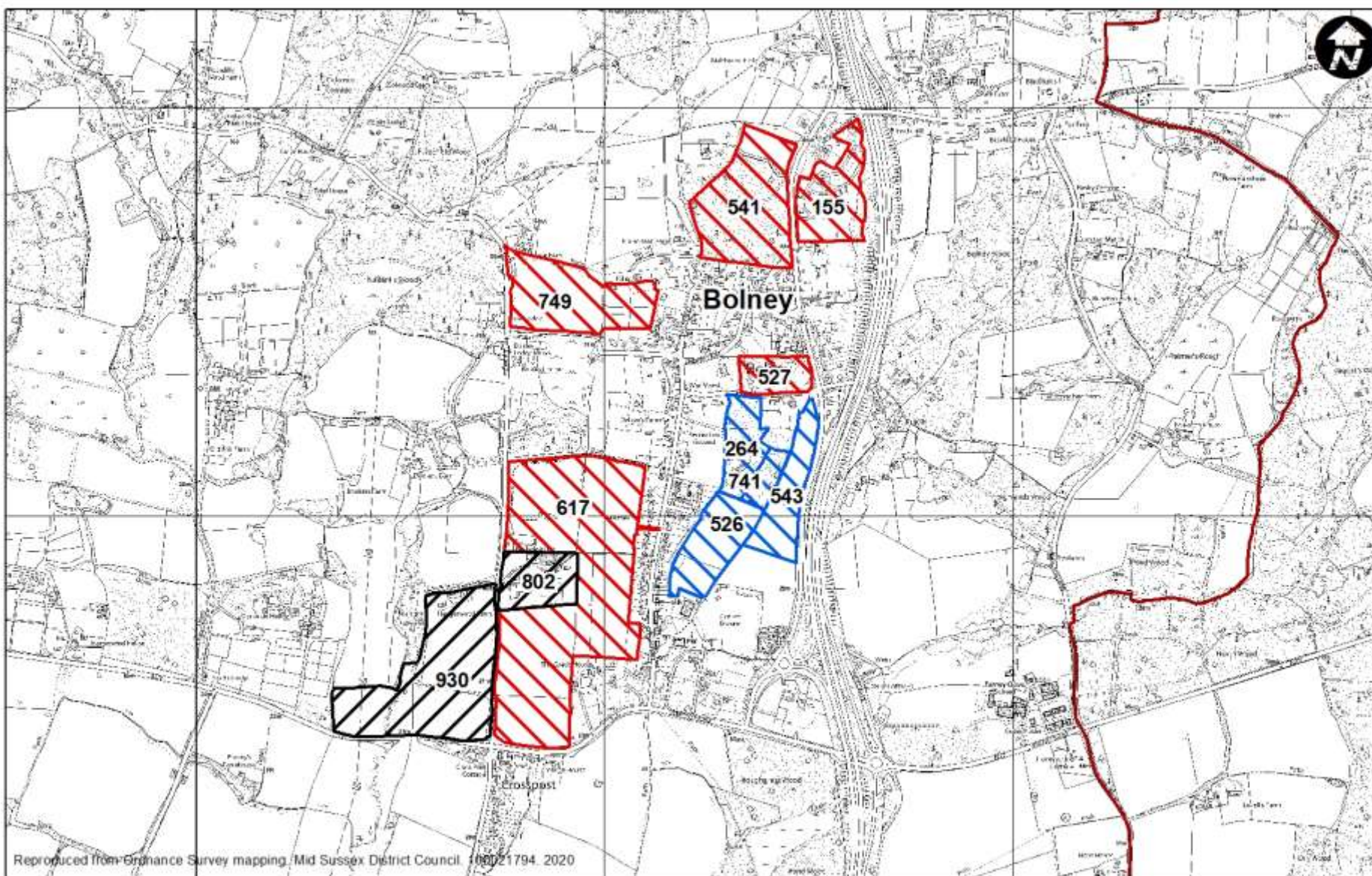
SHELAA ID	Site address	Units	Comment
264	Land south of Ryecroft Road, Bolney	20	A number of development constraints are likely to reduce the site's developable area including proximity to the conservation area and landscape sensitivity –the deliverable yield is therefore likely to be below the 5 dwelling threshold once constraints are factored in.
543	Land West of London Road (north), Bolney	81	The full site beyond the extent of the small allocated Neighbourhood Plan site is of low landscape capacity and relates poorly to the existing settlement form.
741	Land to west of London Road, Bolney	24	Site is not accessible in isolation as it would require development of site 264 in

			order to gain access. The site on its own could present as detached from the built up area and therefore would represent isolated development in countryside.
526	Land east of Paynesfield, Bolney	30	Impact on listed building and conservation area, access still awaiting confirmation.

SHELAA sites taken forward as **proposed allocations in the DPD**


<b>SHELAA ID</b>	<b>Site address</b>	<b>Units</b>	<b>Comment</b>
n/a			





 Sites not considered further following the High Level Site Assessment

 Sites not considered further following the Detailed Site Assessment

 Sites not considered further following detailed evidence testing and Sustainability Appraisal

 Sites proposed for allocation

**Settlement:** Brook Street

**Settlement hierarchy tier:** Category 5 (Small settlement with limited or no services)

**Total number of SHELAA sites:** 1

SHELAA sites not considered further following the **high level site assessment**

SHELAA ID	Site address	Units	Comment
772	Land north of St Margarets, Brook Street, Cuckfield	9	Not compliant with the District Plan Strategy

SHELAA sites not considered further following **detailed site assessment**

SHELAA ID	Site address	Units	Comment
n/a			

SHELAA sites not considered further following the **further evidence testing**

SHELAA ID	Site address	Units	Comment
n/a			

SHELAA sites taken forward as **proposed allocations in the DPD**

SHELAA ID	Site address	Units	Comment
n/a			

*NB: Site 772 appears on the Cuckfield settlement map*

**Settlement:** Burgess Hill<sup>13</sup>

**Settlement hierarchy tier:** Category 1 (Settlement with a comprehensive range of services and facilities)

**Total number of SHELAA sites:** 15 (after Sites 557 and 738 combined to form Site 976)

SHELAA sites not considered further following the **high level site assessment**

SHELAA ID	Site address	Units	Comment
740	Broad location to the west of Burgess Hill	1750	Not compliant with the District Plan Strategy
828	Land east of Fragbarrow House, Common Lane, Ditchling	84	

SHELAA sites not considered further following **detailed site assessment**

SHELAA ID	Site address	Units	Comment
206	Land to the rear of 60a-78 Folders Lane, Burgess Hill	39	Developer unable to demonstrate availability
555	Pollard Farm	26	Proximity to SSSI/SNCI
573	Batchelors Farm, Keymer Road, Burgess Hill	37	Moderate landscape sensitivity as the site supports the open and rural character of the southern approach to Burgess Hill; additional townscape sensitivity as the site does not relate strongly to the existing settlement form.
825	Paygate Cottage	81	Proximity to SSSI/SNCI
989	Trendlewood, Ditchling Road, Burgess Hill	9	Proximity to SSSI/SNCI

SHELAA sites not considered further following the **further evidence testing**

SHELAA ID	Site address	Units	Comment
4	Wintons Farm, Folders Lane, Burgess Hill	13	Lead Local Flood Authority has raised objections in relation to surface water flood risk.
646	The Garage, 1 Janes Lane, Burgess Hill	9	Small site within built up area boundary with uncertainty over deliverability due to a recent planning application for garage use and retail.

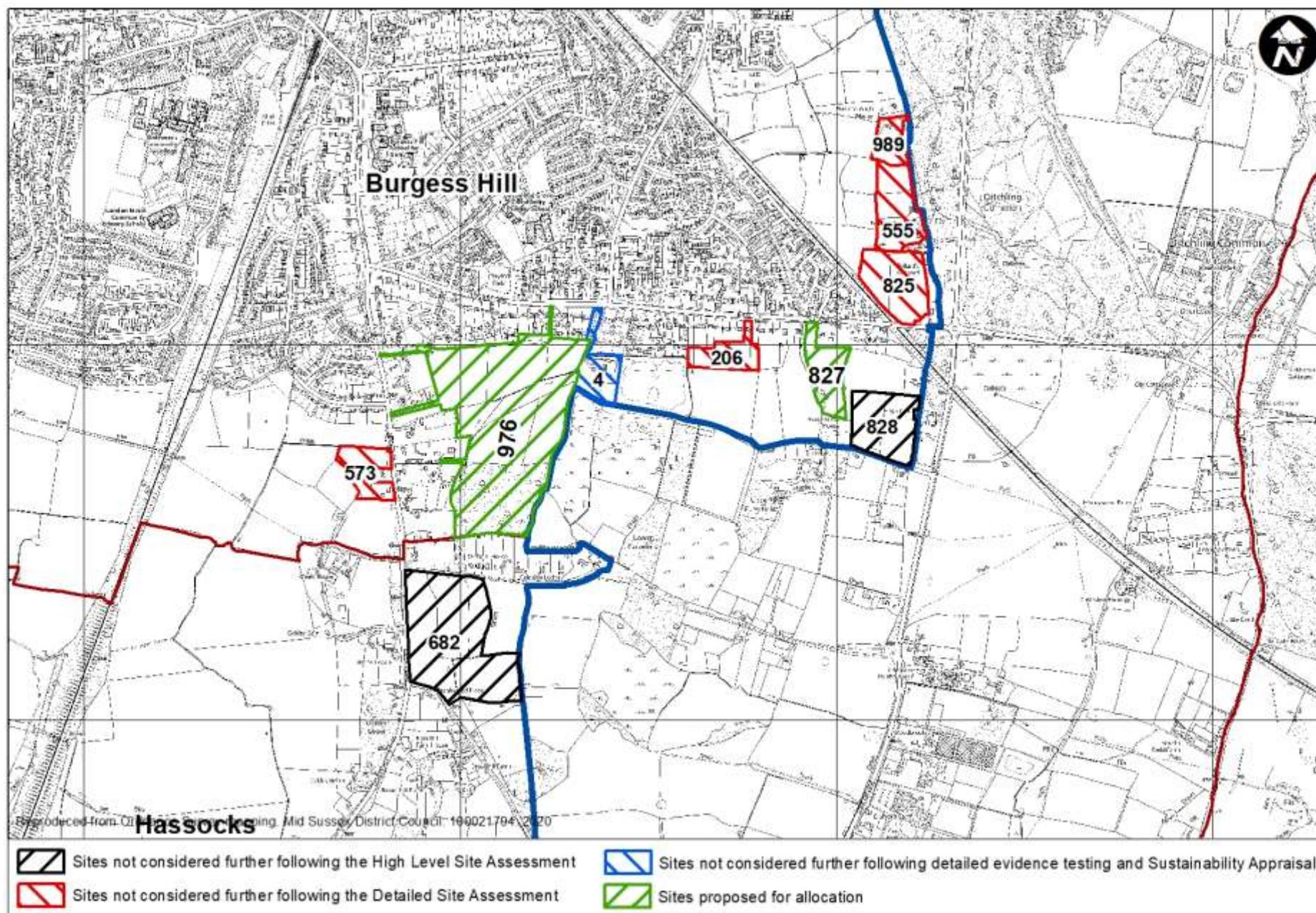
SHELAA sites taken forward as **proposed allocations in the DPD**

SHELAA ID	Site address	Units	
345	St. Wilfrids Catholic Primary School, School Close, Burgess Hill	200	See Appendix B for further site details
594	Land South of Southway, Burgess Hill	30	
827	Land South of 96 Folders Lane, Burgess Hill	43	

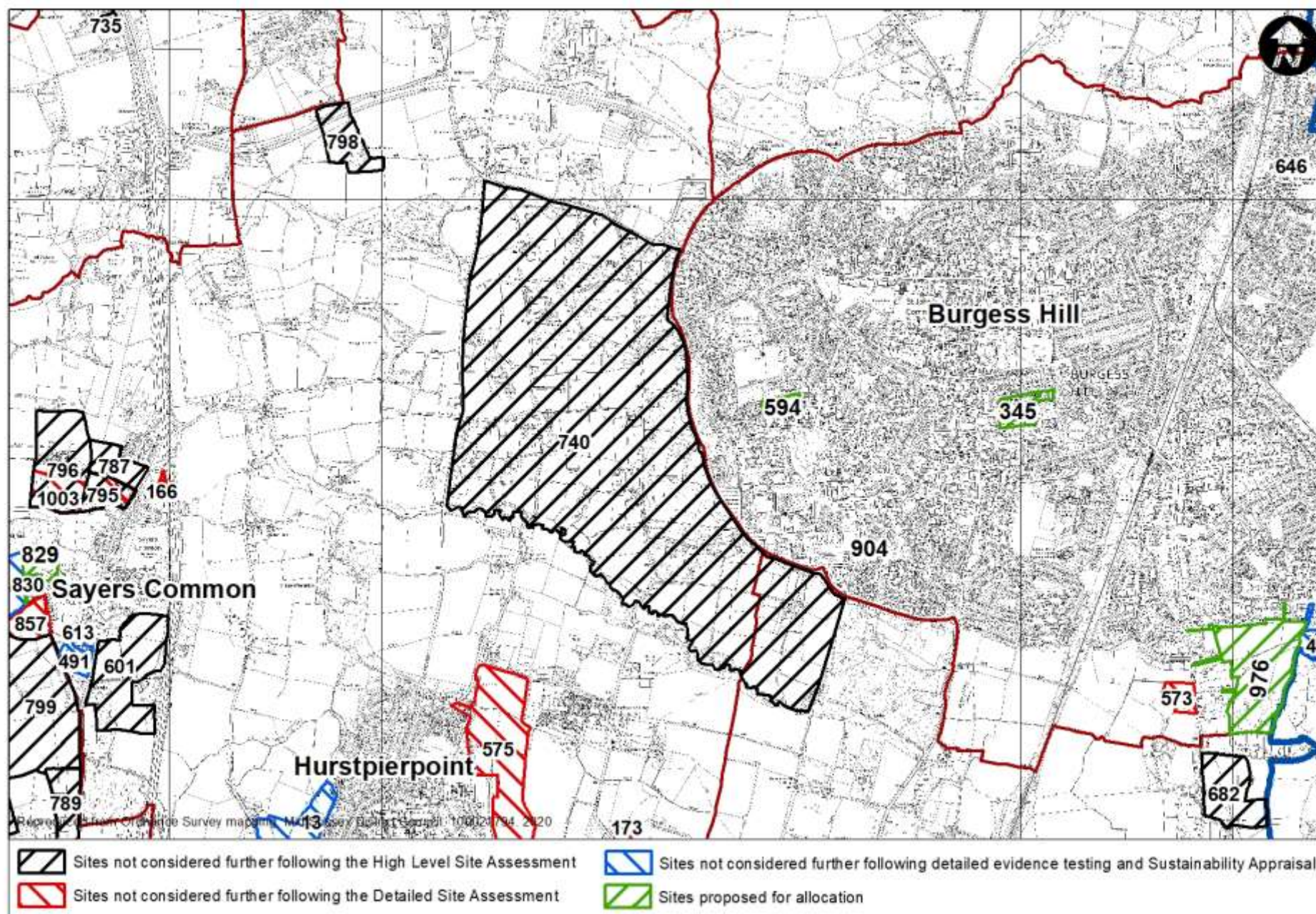
<sup>13</sup> Includes sites adjacent to settlement of Burgess Hill that may not be in Burgess Hill Parish

840	Woodfield House, Isaacs Lane, Burgess Hill	30	
904	Land to the south of Selby Close, Hammonds Ridge, Burgess Hill	12	
976	Land south of Folders Lane and east of Keymer Road, Burgess Hill (combined 557 and 738)	300	





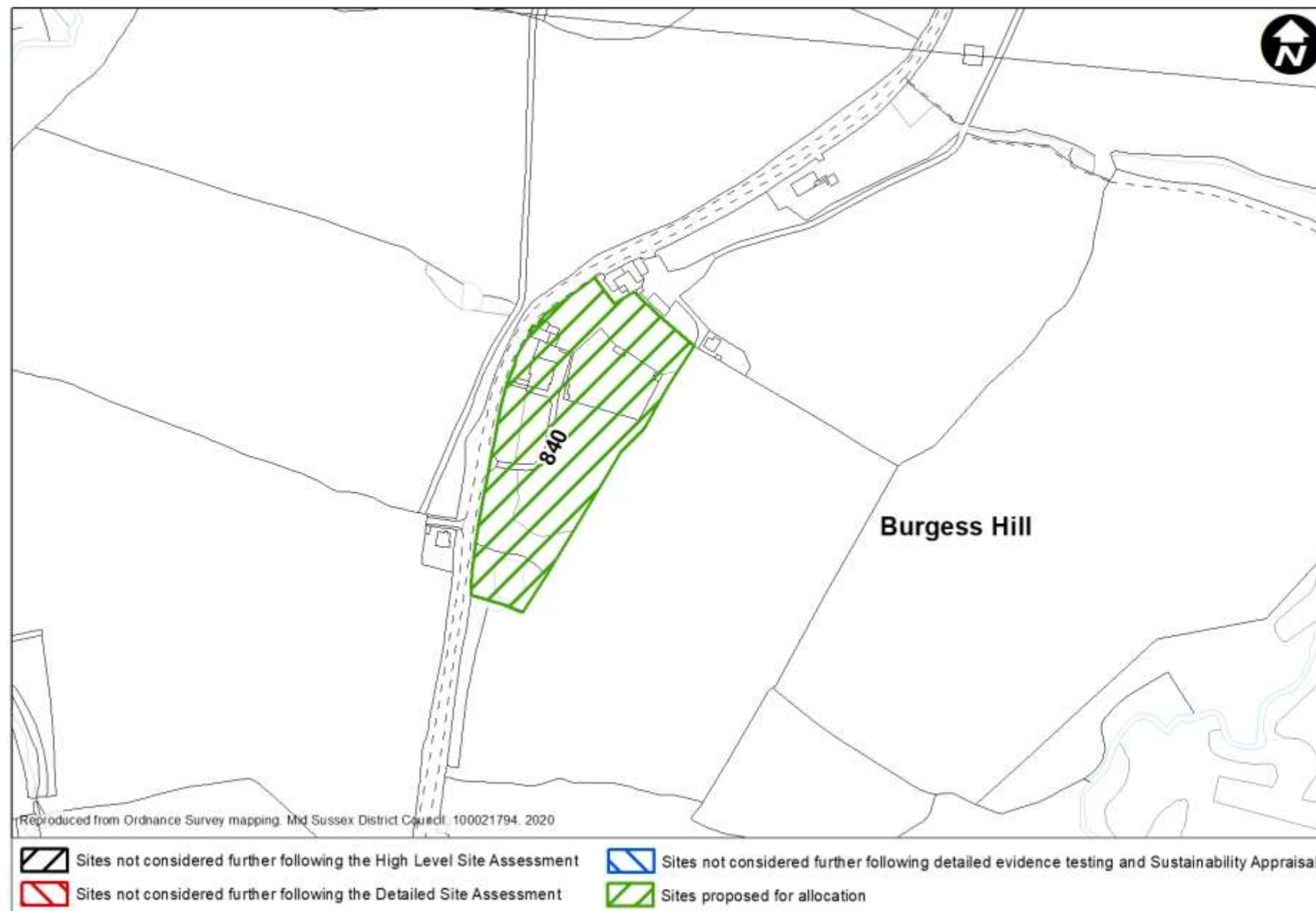








- Reproduced from Ordnance Survey mapping. Mid Sussex District Council, 100021794, 2020
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|---|---|
|  Sites not considered further following the High Level Site Assessment |  Sites not considered further following detailed evidence testing and Sustainability Appraisal |
|  Sites not considered further following the Detailed Site Assessment   |  Sites proposed for allocation   |



**Settlement:** Copthorne

**Settlement hierarchy tier:** Category 2 (Larger village acting as a local service centre)

**Total number of SHELAA sites:** 9

SHELAA sites not considered further following the **high level site assessment**

SHELAA ID	Site address	Units	Comment
18	Crabbet Park, Old Hollow, Near Crawley	2500	Not compliant with the District Plan Strategy
142	Land at South Place, Beauport House, Carrsfarm Cottage and Hurst House, Copthorne Common Road, Copthorne	60	
276	Barns Court and Firs Farm, Turners Hill Road, Copthorne	165	
811	Worth Lodge Farm, Turners Hill Road, Turners Hill	27	
898	Land north of Beauport House, Copthorne Common Road, Copthorne	0	
995	Firs Farm, Copthorne Common Road, Copthorne	18	

SHELAA sites not considered further following **detailed site assessment**

SHELAA ID	Site address	Units	Comment
141	Copthorne Golf Club, Copthorne Common Road, Copthorne	135	High potential for adverse effects on the Copthorne Common Local Wildlife Site (LWS)
990	Courthouse Farm, Copthorne Common, Road, Copthorne	30	Potential for adverse effects on the Copthorne Common Local Wildlife Site (LWS), does not fit settlement pattern
1000	Additional residential land to the north of A264	40-50	Site forms part of a previously agreed landscape area in consented scheme.

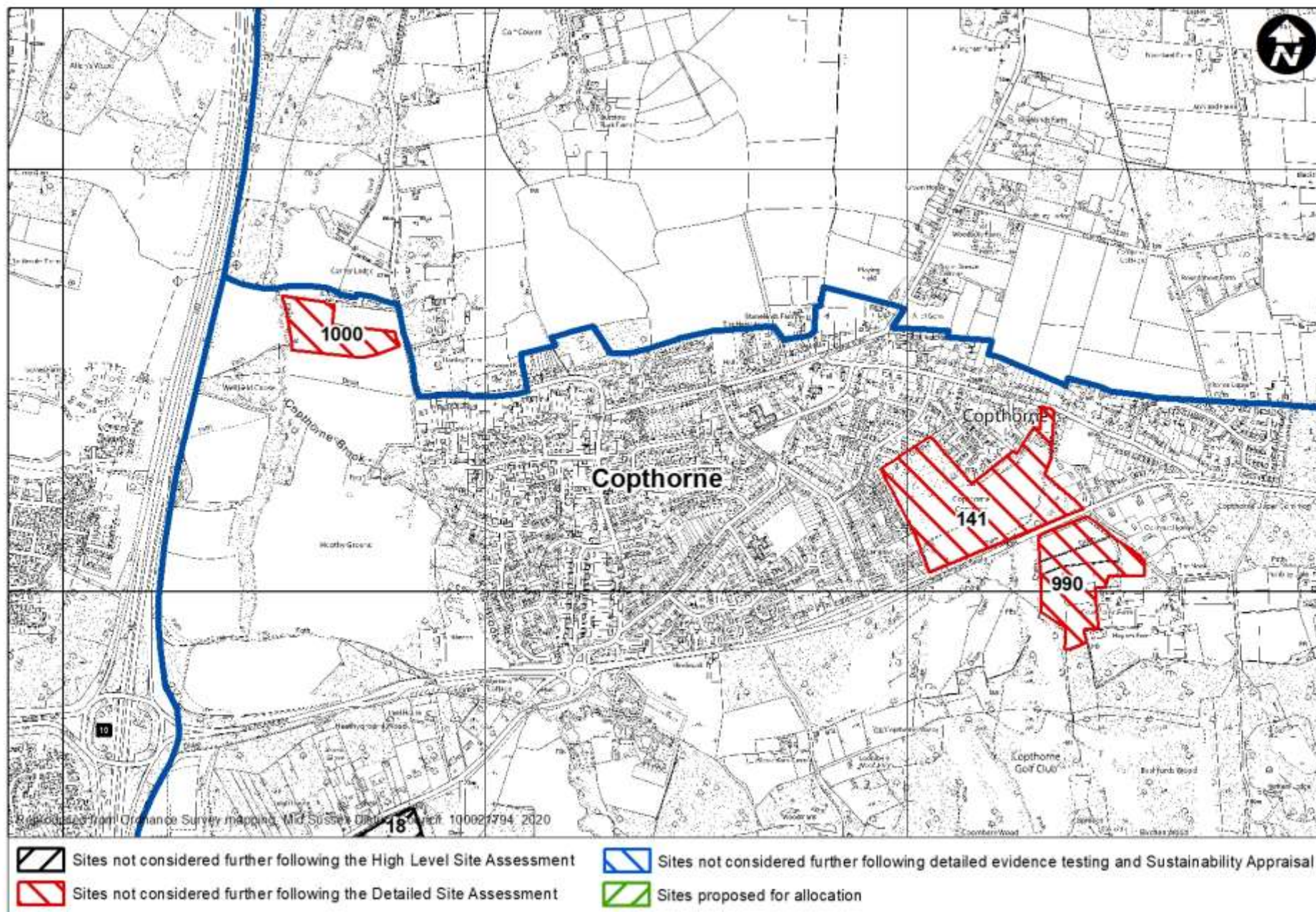
SHELAA sites not considered further following the **further evidence testing**

SHELAA ID	Site address	Units	Comment
n/a			

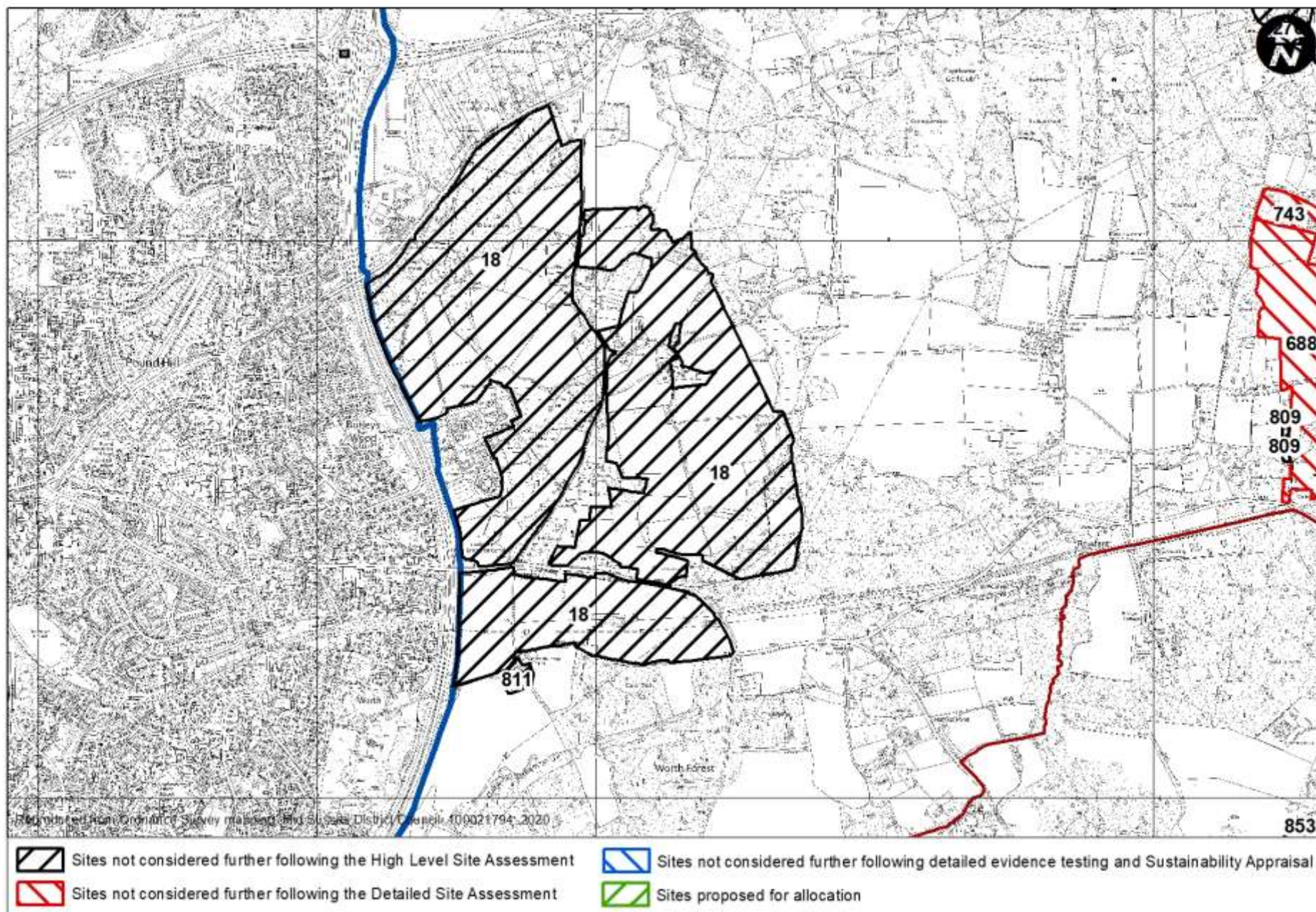
SHELAA sites taken forward as **proposed allocations in the DPD**

SHELAA ID	Site address	Units	Comment
n/a			

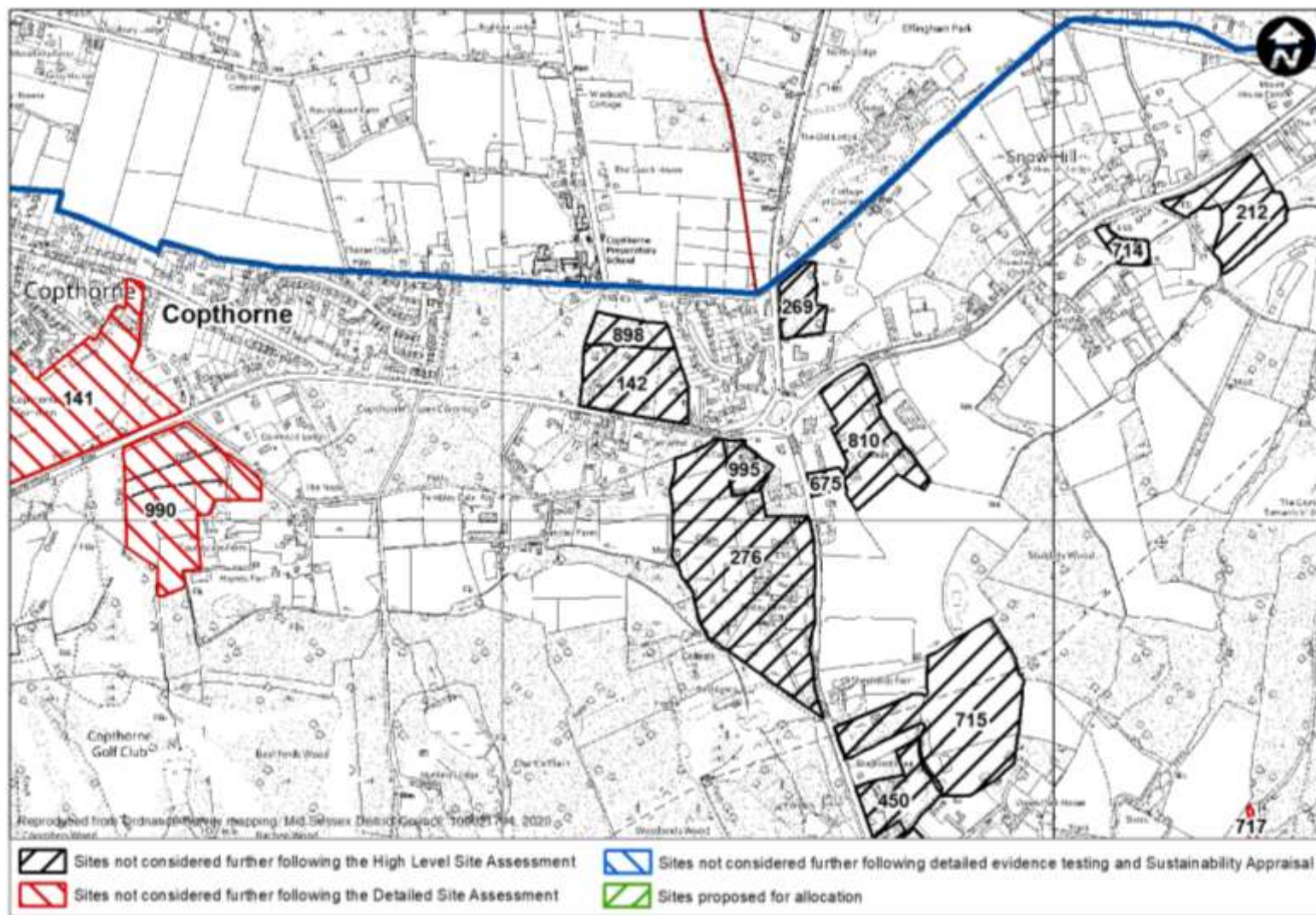














**Settlement:** Crawley Down

**Settlement hierarchy tier:** Category 2 (Larger village acting as a local service centre)

**Total number of SHELAA sites:** 25

SHELAA sites not considered further following the **high level site assessment**

SHELAA ID	Site address	Units	Comment
211	Palmers Autocentre Steton Works, Turners Hill Road, Crawley Down	8	Not compliant with the District Plan Strategy
212	Land south of Snow Hill Road, Crawley Down	60	
269	Land opposite junction of Mill Lane and Turners Hill Road, Copthorne	0	
450	County Tree Surgeons, Turners Hill Road, Crawley Down	39	
540	Land north of Gibbshaven Farm, Furnace Farm Road, Felbridge	90	
558	Crawley Down Garage and Parking Site, Snow Hill, Crawley Down	150	
675	Land north of Poplars Place, Turners Hill Road, Crawley Down	7	
677	Land south of Burleigh Lane, Crawley Down	45	
683	Land between Jasmine Cottage and the Copse, Furnace Farm Road, Furnace Wood	45	
714	Land at Rock Cottage, Snow Hill, Crawley Down	12	
715	Land to the south and east of Shepherds Farm, Turners Hill Road	120	
716	Land south of The Lodge, Down Park, Turners Hill Road, Crawley Down	19	
809	Land at the Orchards, Wallage Lane, Rowfant	5	
810	Woodpeckers, Snow Hill, Crawley Down	60	
812	Land at Oakfields Farm, Hophurst Lane, Crawley Down	54	
813	Land to south of Oakfields Farm buildings, Hophurst Lane, Crawley Down	200	

SHELAA sites not considered further following **detailed site assessment**

SHELAA ID	Site address	Units	Comment
175	Crawley Down Nurseries, Turners Hill Road, Crawley Down	6	Linear development in this location would cause a spur of dwellings in open countryside. Significant tree cover which if lost would have detrimental impact on character of area.
213	Land at Winch Well, Crawley Down	45	Developer unable to demonstrate availability
686	Land to the rear of The Martins (south of Hophurst Lane), Crawley Down	150	Large site in relation to the housing requirement of the settlement. Potential yield is 150 in relation to a need of 18. Considered that there are more suitable sites available to meet this need. The

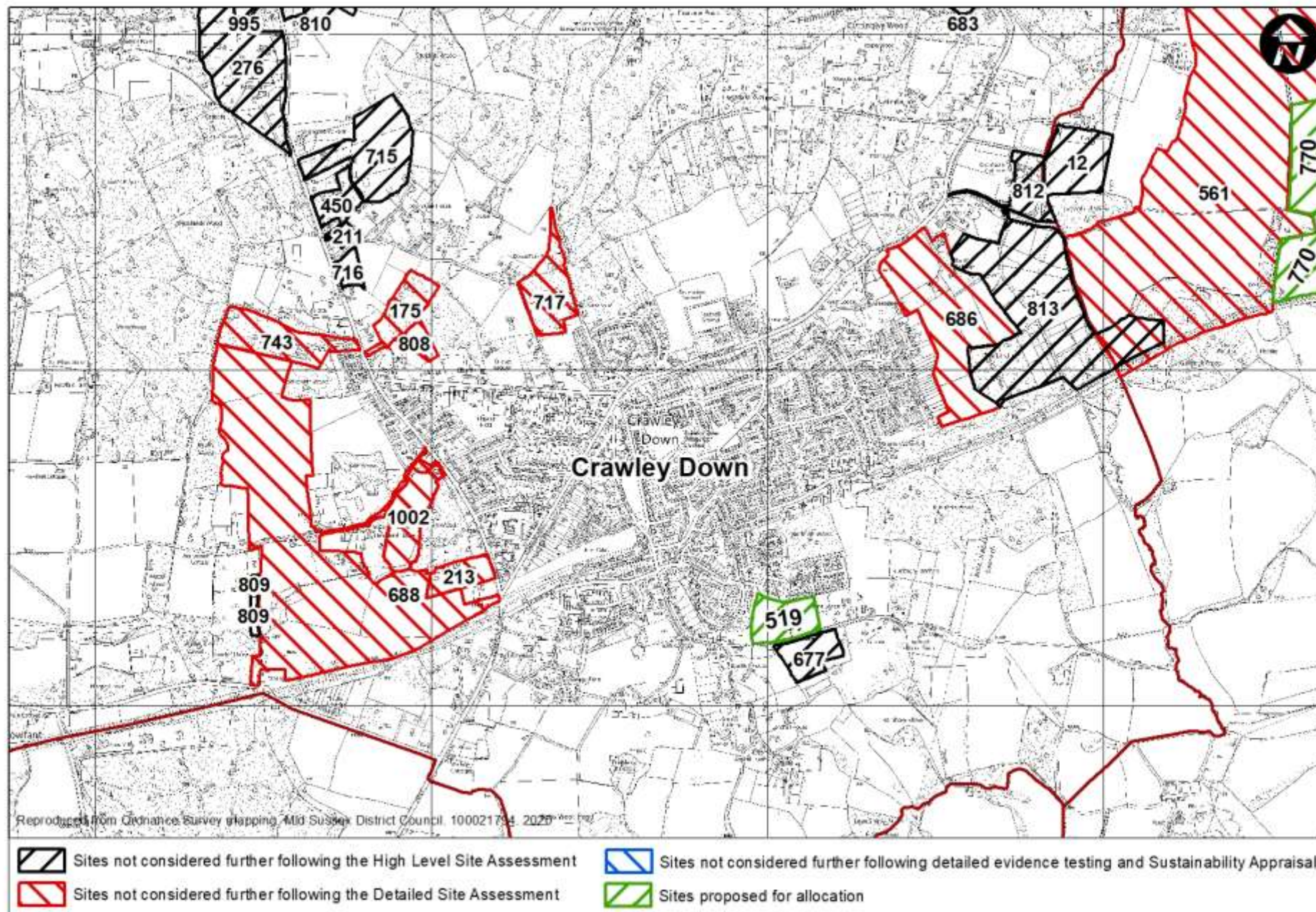
			site does not integrate with the village (turns its back on existing residential area)
688	Land to west of Turners Hill Road, Crawley Down	300	Large site in relation to the housing requirement of the settlement. Potential yield is 300 in relation to a need of 18. Considered that there are more suitable sites available to meet this need.
717	Land at Redcourt Barn, Cuttinglye Lane, Crawley Down	0	Potential for high impact on designated Ancient Woodland and its 15m buffer as well as further undesignated tree cover.
743	Hurst Farm, Turners Hill Road, Crawley Down	36	Inconsistent with the established nearby settlement form; potential for adverse effects on the rural character of the setting of the adjacent listed building (Westlands).
808	Land north of Heatherwood West, Sandy Lane, Crawley Down	15	Cumulative effect of potential adverse impacts on the setting of the adjacent listed building (Heatherwood West), potential access limitations via the existing private driveway and the potential for adverse effects on the adjacent area of deciduous woodland priority habitat.
1002	Land south of Huntsland, Turners Hill Road, Crawley Down	30	Ancient woodland on eastern boundary with significant buffer extending into the site.

SHELAA sites not considered further following the **further evidence testing**

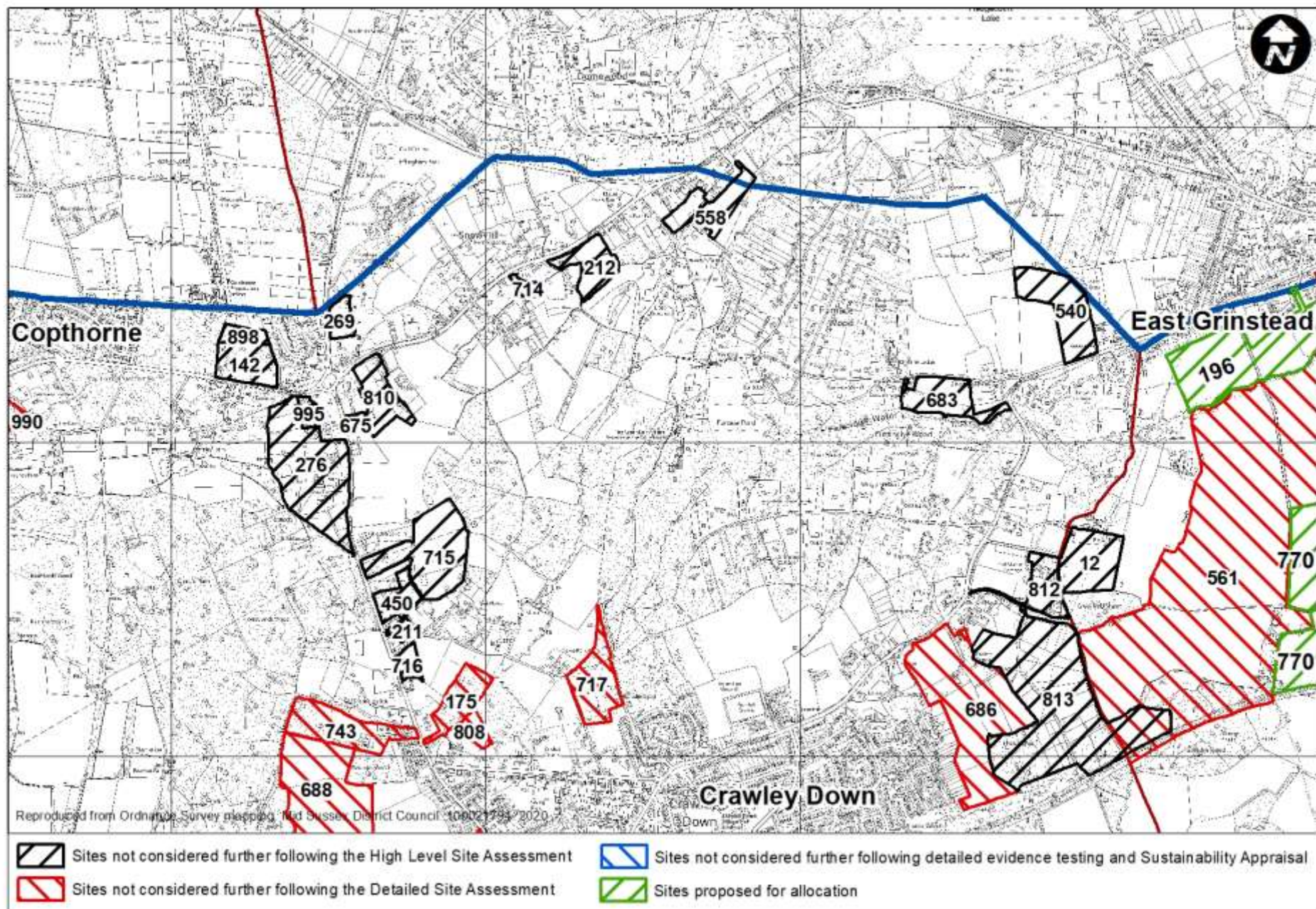
SHELAA ID	Site address	Units	Comment
n/a			

SHELAA sites taken forward as **proposed allocations in the DPD**

SHELAA ID	Site address	Units	Comment
519	Land north of Burleigh Lane, Crawley Down	50	See Appendix B for further site details







**Settlement:** Cuckfield

**Settlement hierarchy tier:** Category 2 (Larger Village acting as a Local Service Centre)

**Total number of SHELAA sites:** 13

SHELAA sites not considered further following the **high level site assessment**

SHELAA ID	Site address	Units	Comment
214	Land at Copyhold Lane, Cuckfield	90	Not compliant with the District Plan Strategy
902	Land to the west of Rookwood, Tylers Green, Cuckfield	84	

SHELAA sites not considered further following **detailed site assessment**

SHELAA ID	Site address	Units	Comment
11	Land at Wheatsheaf Lane, Cuckfield	165	Developer unable to demonstrate availability
63	Land north of Riseholme, Broad Street, Cuckfield	72	The site's form is not consistent with the existing linear settlement pattern of the immediate area and its openness contributes to the setting and character of Cuckfield and its southern approach. Development would adversely affect landscape and townscape character.
420	Land north of Brainsmead, Cuckfield	93	Development considered likely to have a high adverse impact on the AONB.
512	Land corner of Butlers Green Road/Isaacs Lane, Haywards Heath	18	The trees on site make a valuable contribution to the character of the area. Risk of coalescence of Haywards Heath and Cuckfield.
550	Land east of Whitemans Green, Cuckfield	36	Development considered likely to have a high adverse impact on the AONB.
803	Land west of Ockenden Manor, Ockenden Lane, Cuckfield	255	Development considered likely to have a high adverse impact on the AONB.
806	Land West of London Road, Cuckfield	105	Development considered likely to have a high adverse impact on the AONB.
1001	Land north of A272, Cuckfield	250	Within Ancient Woodland buffer, impacts on listed buildings and conservation area, within an archaeological notification area.

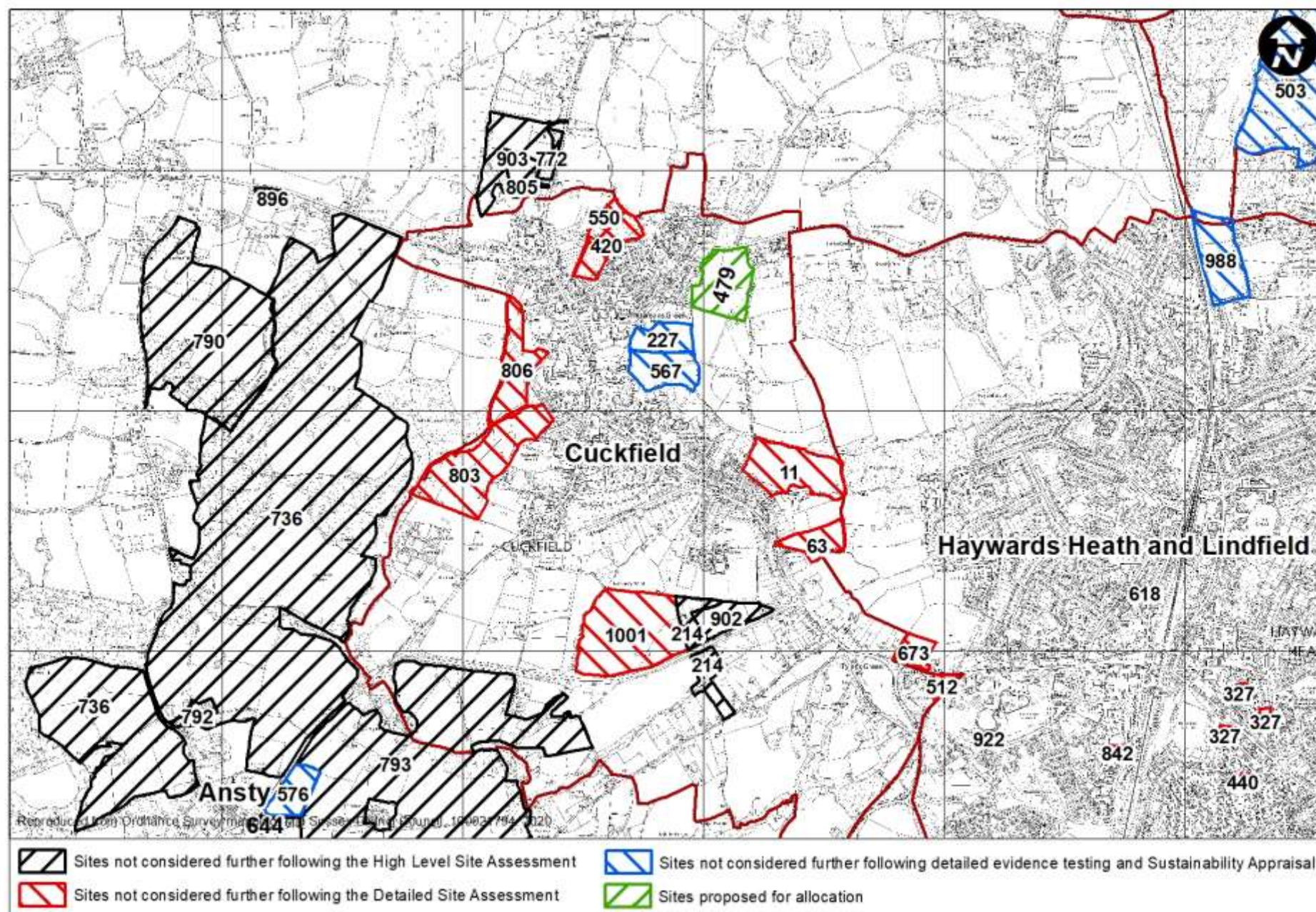
SHELAA sites not considered further following the **further evidence testing**

SHELAA ID	Site address	Units	Comment
227	Land to the north of Glebe Road, Cuckfield	84	Developer questionnaire response indicated that the site not currently available.
567	Land to East of Polestub Lane, Cuckfield	120	Developer questionnaire response indicated that the landowner has no plans to seek development at the site.

SHELAA sites taken forward as **proposed allocations in the DPD**



SHELAA ID	Site address	Units	Comment
479	Land at Hanlye Lane to the east of Ardingly Road, Cuckfield	55	See Appendix B for further site details



**Settlement:** East Grinstead

**Settlement hierarchy tier:** Category 1 (Settlement with a comprehensive range of services and facilities)

**Total number of SHELAA sites:** 27

SHELAA sites not considered further following the **high level site assessment**

SHELAA ID	Site address	Units	Comment
12	Floran Farm, Hophurst Lane, Crawley Down	90	Not compliant with the District Plan Strategy
60	Land at the Spinney, Lewes Road, East Grinstead	7	
681	Land north Kingsmead, Turners Hill Road, East Grinstead	30	

SHELAA sites not considered further following **detailed site assessment**

SHELAA ID	Site address	Units	Comment
17	Land adj. Great Harwood Farm House off Harwoods Lane, East Grinstead	300	Development considered likely to have a high adverse impact on the AONB.
145	Land east of Fairlight Lane, Holtye Road, East Grinstead	13	Site is wholly within the AONB and supports a rural character along the approach to East Grinstead on the A264 which could be adversely affected through development.
198	Land off West Hoathly Road, East Grinstead	45	Site is wholly within the AONB and its openness contributes to the rural setting and character of the approach to East Grinstead along West Hoathly Lane. This could be adversely affected through development.
391 <sup>14</sup>	88 Holtye Road, East Grinstead	6	The site is small, brownfield and within the urban area. It is considered likely to come forward as windfall.
444	Warrenside, College Lane, East Grinstead	14	Developer unable to demonstrate availability
561	Land to the west of East Grinstead (land at Imberhorne Farm)	2100	Not currently being promoted for development
598	Land south of Edinburgh Way, East Grinstead	60	Development considered likely to have a high adverse impact on the AONB.
615	Land east of Stuart Way, East Grinstead	150	Development considered likely to have a high adverse impact on the AONB.
676	Land south of 61 Crawley Down Road, Felbridge	30	Difficulty achieving safe access without using third party land.
727	Overshaw Cottage, Lewes Road, East Grinstead	9	Site is small and could have potential to come forward as windfall development.
733	Land between 43 and 59 Hurst Farm Road, East Grinstead	11	Deliverability uncertain; likely to be a localised impact on the AONB through urbanisation of the setting of a Public Right of Way adjacent to the site.
846	Cedar Lodge, Hackenden Lane, East Grinstead	8	Adjacent to extensive area of Ancient Woodland; access constraints via narrow

<sup>14</sup> Site 391 is too small to label on the settlement map



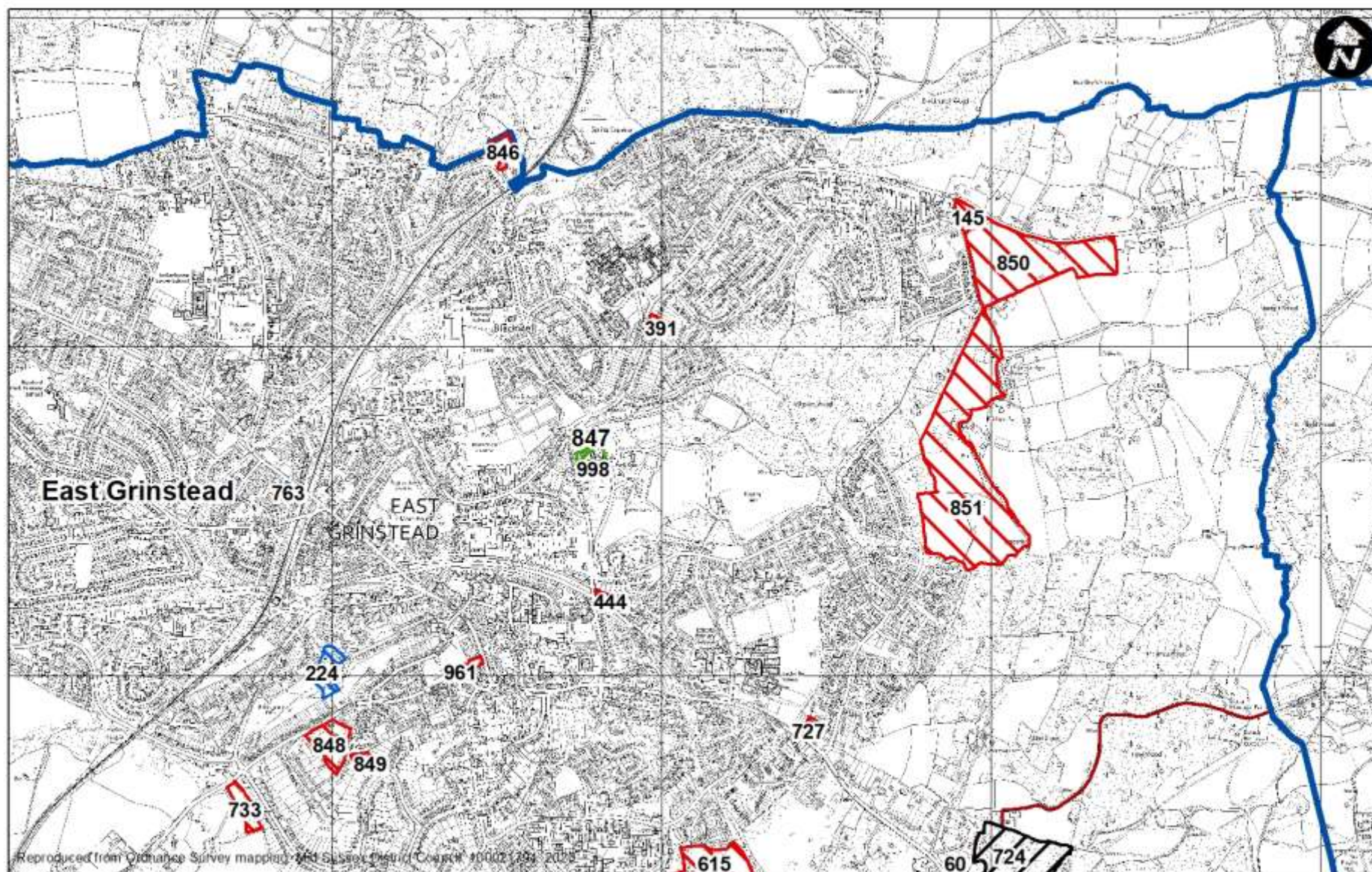
			railway bridge; distant from services and facilities.
848	Highfields, West Hill, East Grinstead	15	Difficulties achieving safe access without using third party land.
849	West House, West Lane, East Grinstead	5	Developer unable to demonstrate availability
850	Land to the East of Russetts, Holtye Road, East Grinstead	150	Developer unable to demonstrate availability
851	Fairlight lodge and 2 Fairlight Cottage, Holtye Road, East Grinstead	150	Development considered likely to have a high adverse impact on the AONB.
961	1-5 Queens Walk and 22-26 London Road, East Grinstead	100	Site has policy support within the East Grinstead Neighbourhood Plan

SHELAA sites not considered further following the **further evidence testing**

SHELAA ID	Site address	Units	Comment
224	Land at Brooklands Park, west of Orchard Way, East Grinstead	15	The site is heavily constrained by flood risk and topographical issues resulting in a very small developable area potentially close to or below the threshold of DP4. As the site is within the built up area boundary it could come forward as a windfall development.
595	Land at Brookhurst, Furze Lane, East Grinstead	30	Developable area of the site likely to be reduced by on site constraints including areas of high surface water flood risk. Final yield considered likely to fall below threshold for allocation meaning the site could come forward as windfall development.
763	Carpet Right, 220 - 228 London Road, East Grinstead	24	The yield likely to be much lower than initially suggested owing to site constraints (primarily neighbouring amenity). As the site is within the built up area boundary it could come forward as a windfall development.
998	Old Court House, Blackwell Hollow, East Grinstead	12	Deliverability of this site can not be demonstrated.

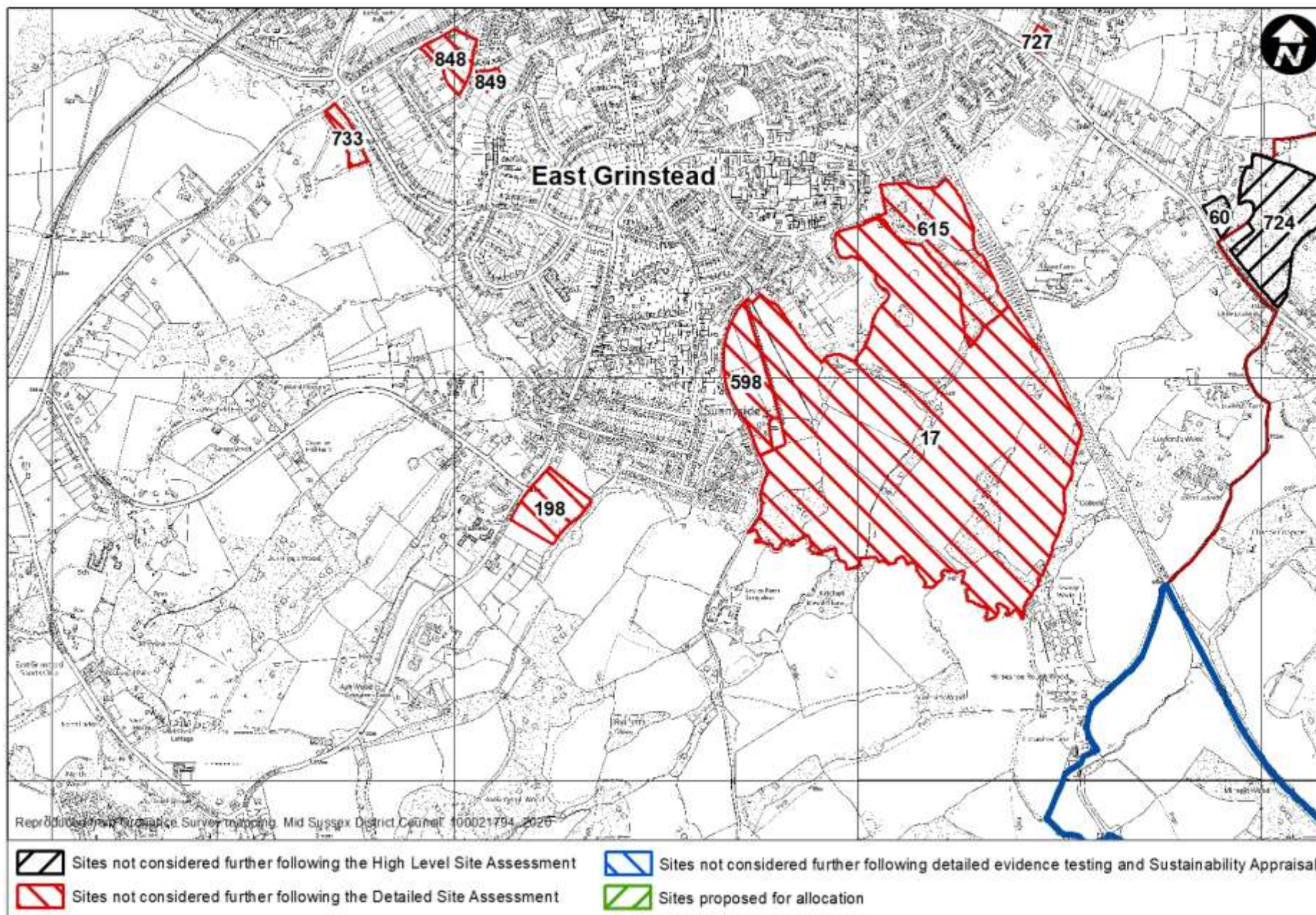
SHELAA sites taken forward as **proposed allocations in the DPD**

SHELAA ID	Site address	Units	Comment
196	Land south of Crawley Down Road, Felbridge	200	See Appendix B for further site details
770	Land south and west of Imberhorne Upper School, Imberhorne Lane, East Grinstead	550	
847	East Grinstead Police Station, College Lane, East Grinstead	22	

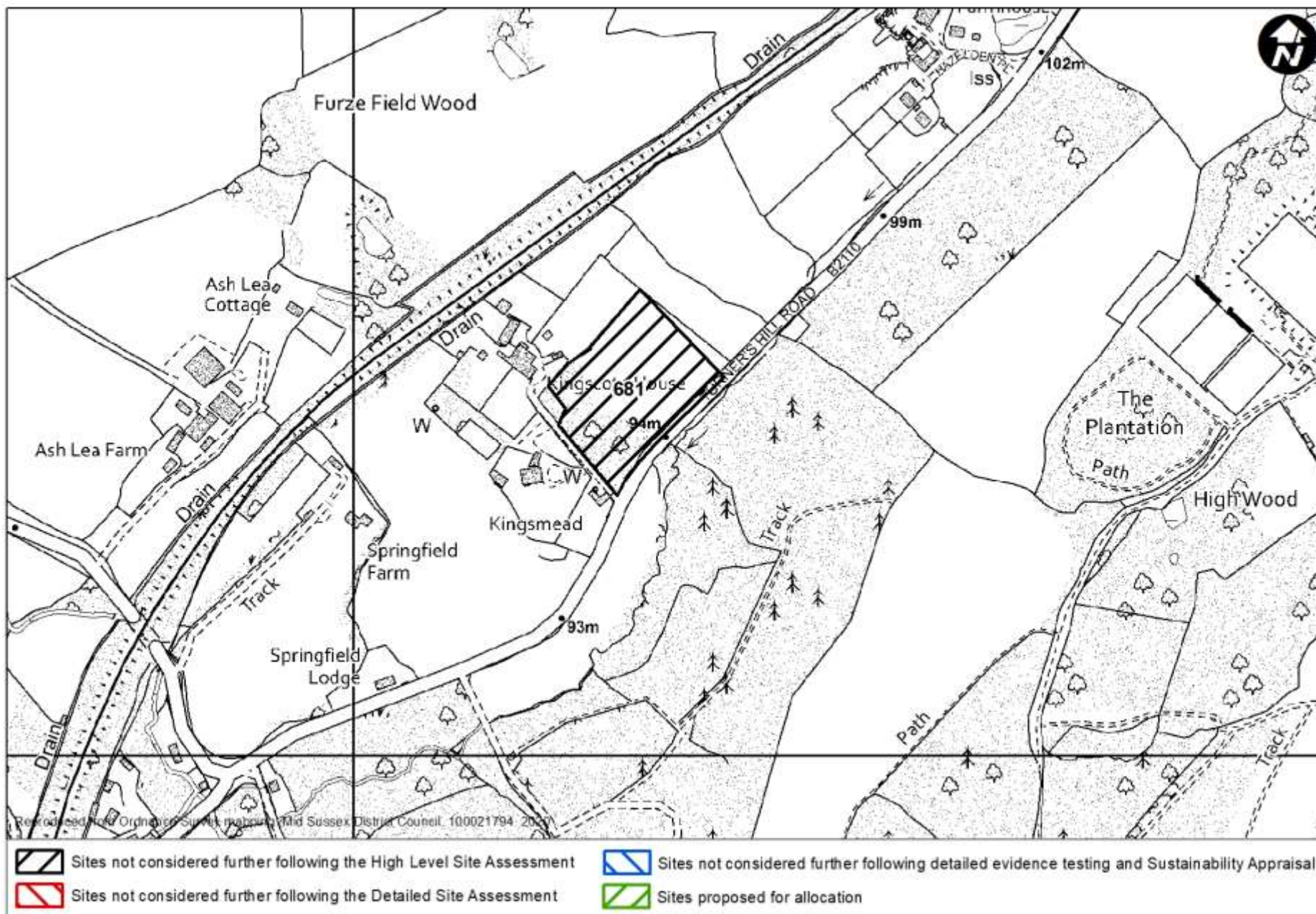


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|  Sites not considered further following the High Level Site Assessment |  Sites not considered further following detailed evidence testing and Sustainability Appraisal |
|  Sites not considered further following the Detailed Site Assessment   |  Sites proposed for allocation   |

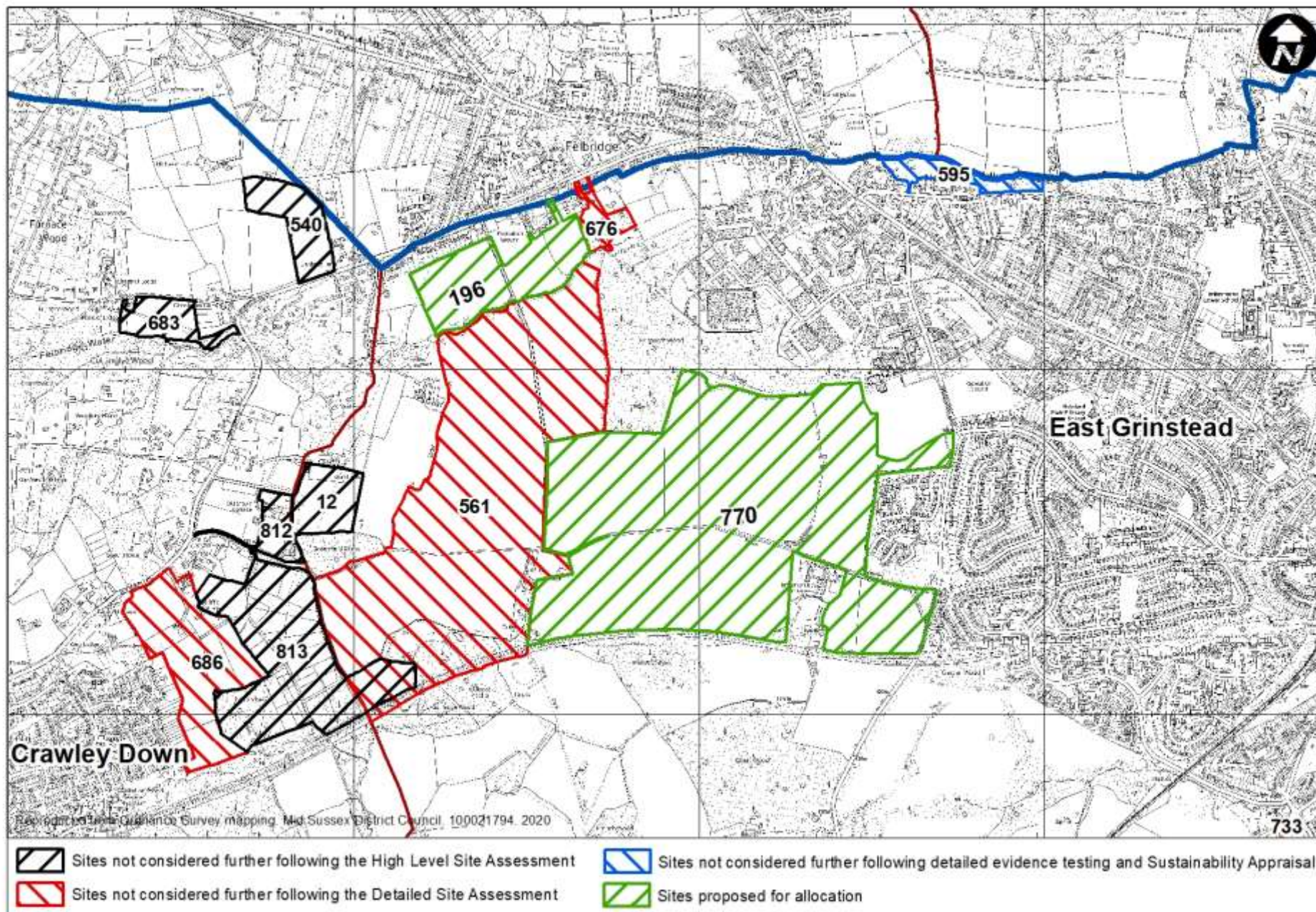












**Settlement:** Handcross

**Settlement hierarchy tier:** Category 3 (Medium sized village providing essential services)

**Total number of SHELAA sites:** 6

SHELAA sites not considered further following the **high level site assessment**

SHELAA ID	Site address	Units	Comment
662	Dencombe Estate, High Beeches Lane, Handcross	75	Not compliant with the District Plan Strategy

SHELAA sites not considered further following **detailed site assessment**

SHELAA ID	Site address	Units	Comment
181	Land west of Truggers, Handcross	130	Development considered likely to have a high adverse impact on the AONB.
670	Land at Coos Lane, Horsham Road, Handcross	35	Proximity to SSSI/SNCI
823	Land at Hyde Lodge, London Road, Handcross	65	Proximity to SSSI/SNCI
987	Land to the east of Park Road, Handcross	80	Development considered likely to have a high adverse impact on the AONB.

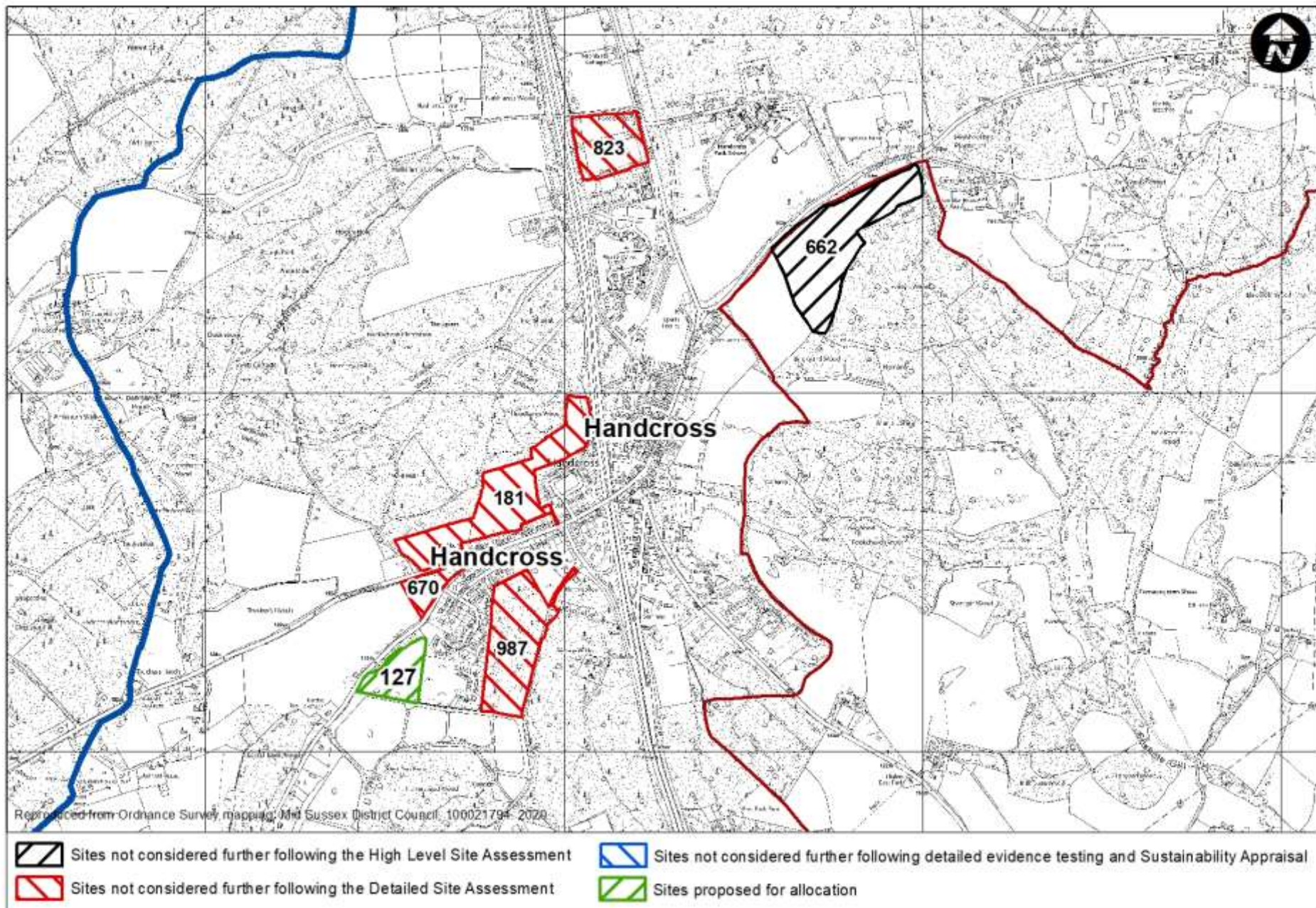
SHELAA sites not considered further following the **further evidence testing**

SHELAA ID	Site address	Units	Comment
n/a			

SHELAA sites taken forward as **proposed allocations in the DPD**

SHELAA ID	Site address	Units	Comment
127	Land at St Martin Close, Handcross	65	See Appendix B for further site details







**Settlement:** Hassocks

**Settlement hierarchy tier:** Category 2 (Larger village acting as a local service centre)

**Total number of SHELAA sites:** 7

SHELAA sites not considered further following the **high level site assessment**

SHELAA ID	Site address	Units	Comment
682	Ockley Lane and Wellhouse Lane, Hassocks	150	Not compliant with the District Plan Strategy
752	Land north of Friars Oak, London Road, Hassocks	45	

SHELAA sites not considered further following **detailed site assessment**

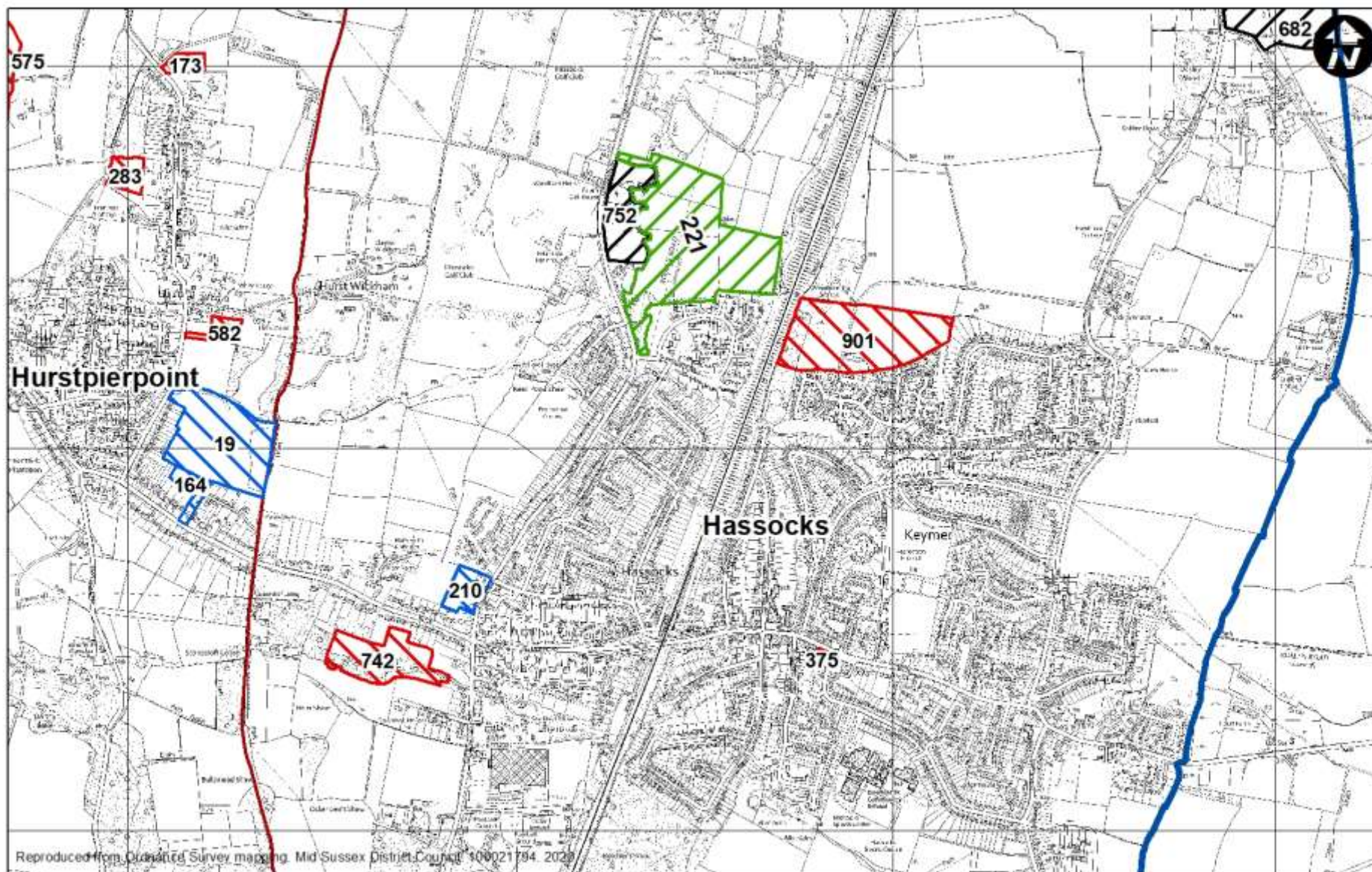
SHELAA ID	Site address	Units	Comment
375	National Tyre Centre, 60 Keymer Road, Hassocks	8	Developer unable to demonstrate availability
742	Russell Nursery Brighton Road Hassocks	30	Difficulties achieving safe access as well as a likely impact on the setting of the adjacent South Downs National Park
901	Open Space, north of Clayton Mills, Hassocks (Previously known as site 753, April 2016)	246	Developer unable to demonstrate availability

SHELAA sites not considered further following the **further evidence testing**

SHELAA ID	Site address	Units	Comment
210	Land opposite Stanford Avenue, London Road, Hassocks	45	The SA finds that although the site performs reasonably strongly in relation to the SA objectives, it is not the most strongly performing site in Hassocks. Allocation of Site 210 is therefore unnecessary to meet the spatial strategy.

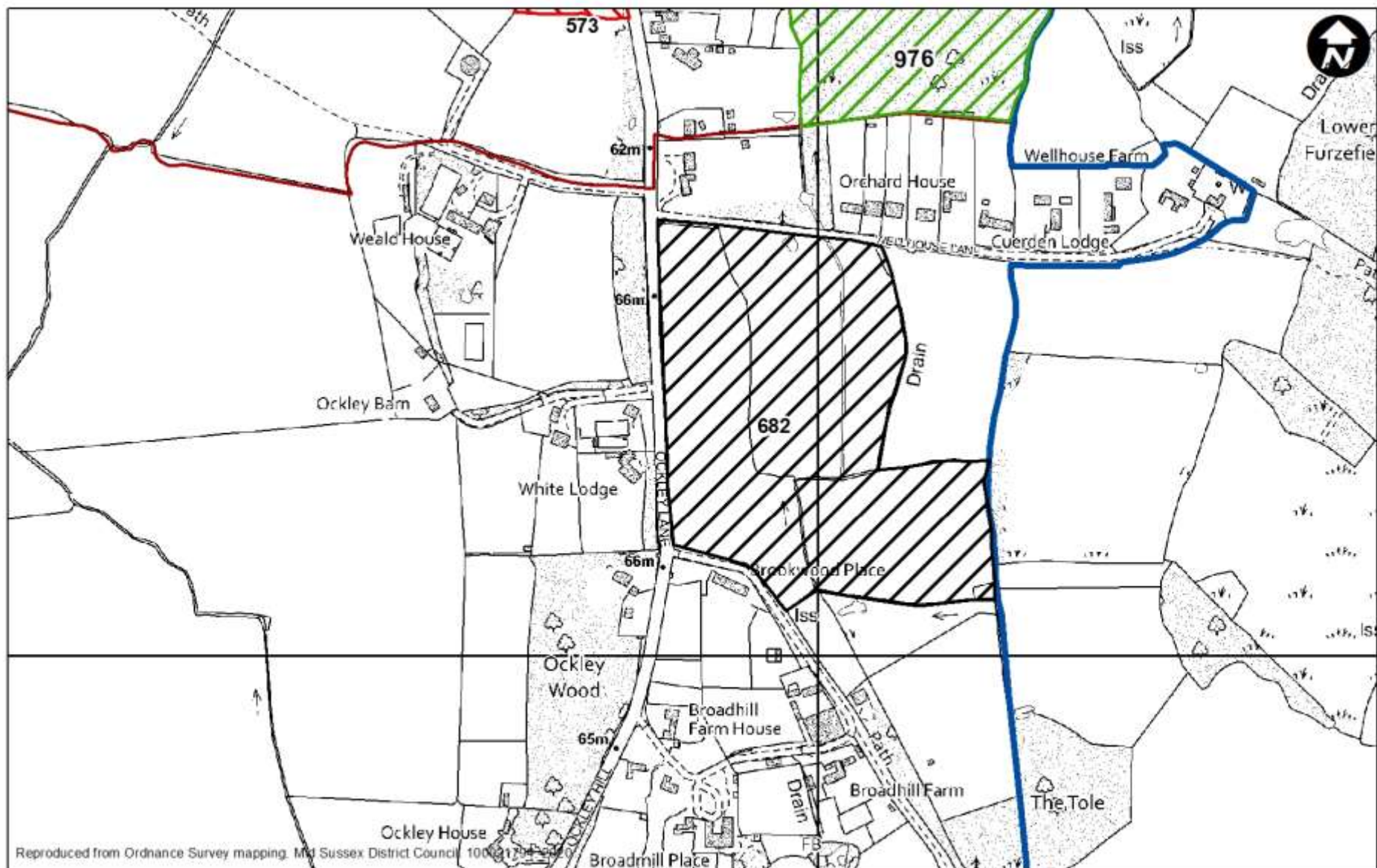
SHELAA sites taken forward as **proposed allocations in the DPD**

SHELAA ID	Site address	Units	Comment
221	Land to the north of Shepherds Walk Hassocks	130	See Appendix B for further site details



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|---|---|---|---|
|  | Sites not considered further following the High Level Site Assessment |  | Sites not considered further following detailed evidence testing and Sustainability Appraisal |
|  | Sites not considered further following the Detailed Site Assessment   |  | Sites proposed for allocation   |





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|---|---|
|  Sites not considered further following the High Level Site Assessment |  Sites not considered further following detailed evidence testing and Sustainability Appraisal |
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**Settlement:** Haywards Heath

**Settlement hierarchy tier:** Category 1 (Settlement with a comprehensive range of services and facilities)

**Total number of SHELAA sites:** 14

SHELAA sites not considered further following the **high level site assessment**

SHELAA ID	Site address	Units	Comment
841	Clearwater Farm, Clearwater Lane, Haywards Heath	230	Not compliant with the District Plan Strategy

SHELAA sites not considered further following **detailed site assessment**

SHELAA ID	Site address	Units	Comment
327	Car parks at Hazelgrove Road, Haywards Road and to the rear of the Orchards, Haywards Heath	56	Developer unable to demonstrate availability
440	Land at 22 Gower Road, Haywards Heath	5	Small brownfield site in the urban area considered likely to come forward as windfall development over the plan period.
508	Land at Junction of Hurstwood Lane and Colwell Lane, Haywards Heath	25	Landscape Impact in combination with other constraints
673	Land north of Butlers Green Road, Haywards Heath	45	Potential for adverse effects on the adjacent Grade II*-listed Butler's Green House and it's rural outlook; potential for adverse effects on the adjacent Blunts and Paige Wood Local Nature Reserve.
680	Field rear of North Colwell Barn, Lewes Road, Haywards Heath	30	Development considered likely to have an adverse impact on Conservation Area
842	Land adjacent to Great Haywards, Amberly Close, Haywards Heath	5	Development would need to incorporate buffering to mitigate harm to the adjacent listed building which would lower the yield below the threshold for allocation.
844	Land at North Colwell Farm, Lewes Road, Haywards Heath	150	Development considered likely to have an adverse impact on Conservation Area
858	Land at Hurstwood Lane, Haywards Heath	45	Landscape Impact in combination with other constraints
920	Land at Silver Birches, Haywards Heath	22	Site forms part of linear open space through the Scrase Valley Nature Reserve, important biodiversity assed within the town
922	Additional land at Beech Hurst, Bolnore Road	6	Developer unable to demonstrate availability

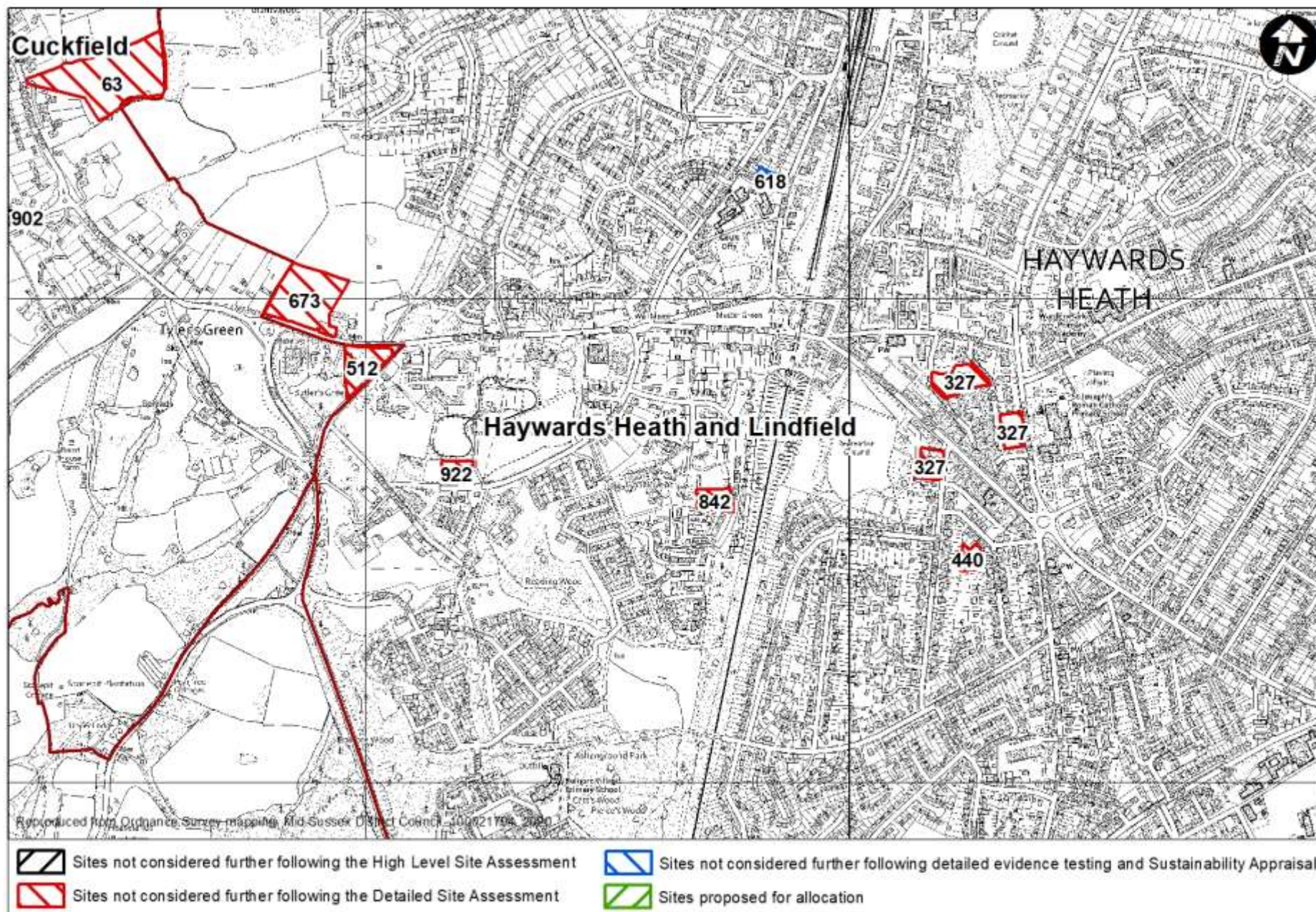
SHELAA sites not considered further following the **further evidence testing**

SHELAA ID	Site address	Units	Comment
618	MSDC Car Park, north of Oaklands Road	8	Small site within the built up area boundary likely to come forward as windfall development.
988	Land to the north of Old Wickham Lane, Haywards Heath	60	Adjacent to ancient woodland and listed building, impacts possible. Mature trees on site and TPOs on site boundary.

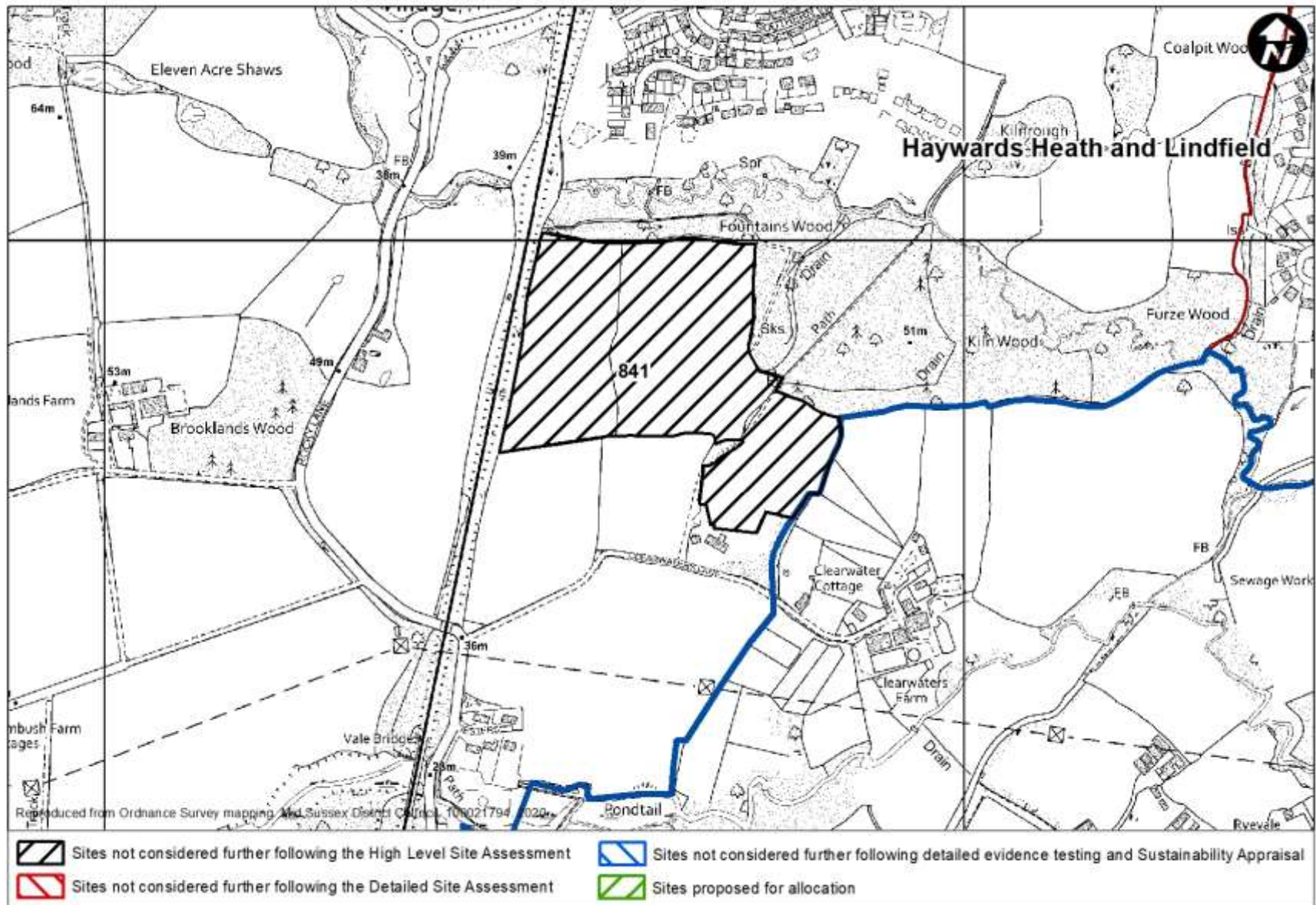


SHELAA sites taken forward as **proposed allocations in the DPD**

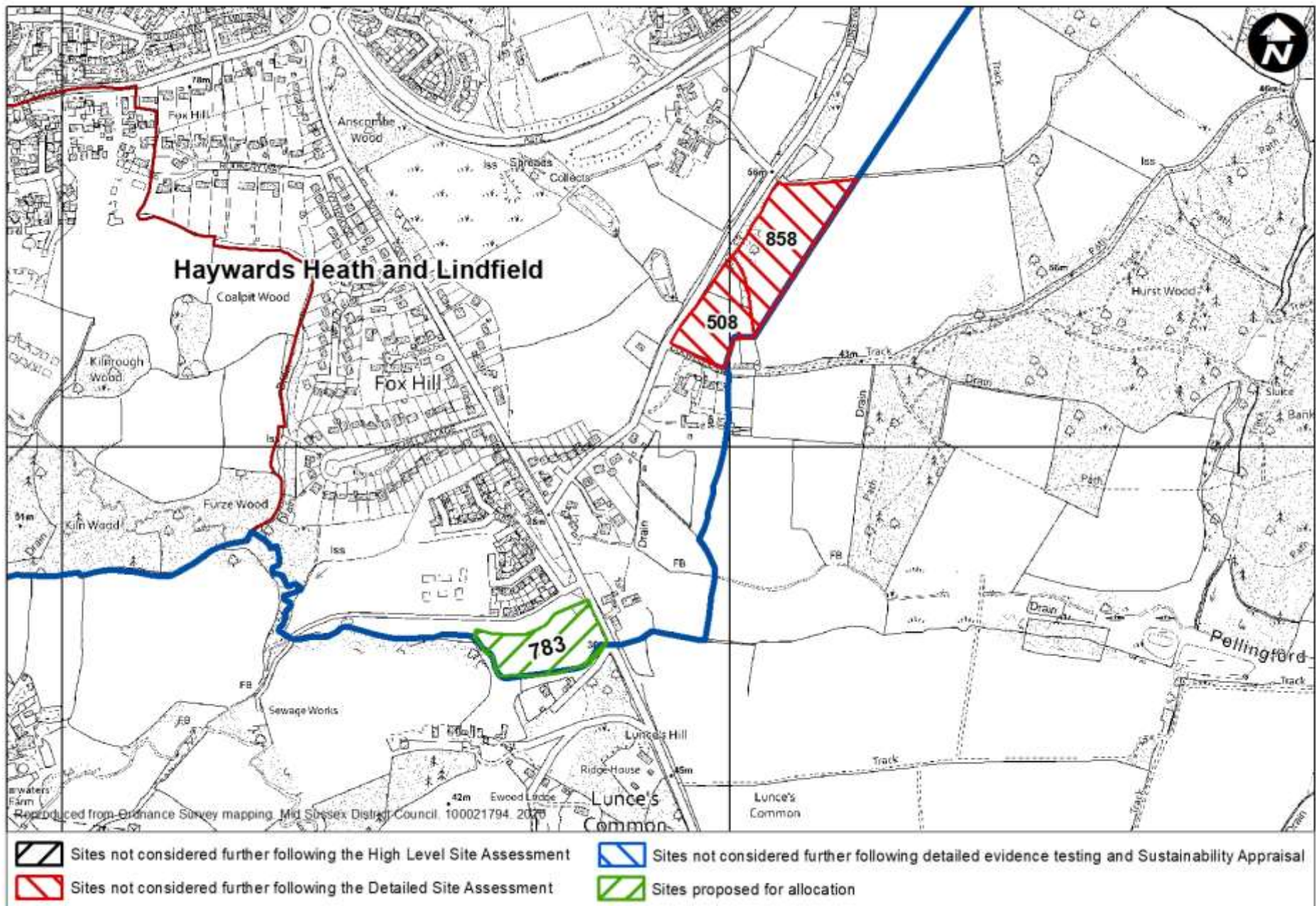
<b>SHELAA ID</b>	<b>Site address</b>	<b>Units</b>	<b>Comment</b>
783	Rogers Farm, Fox Hill, Haywards Heath	25	See Appendix B for further site details



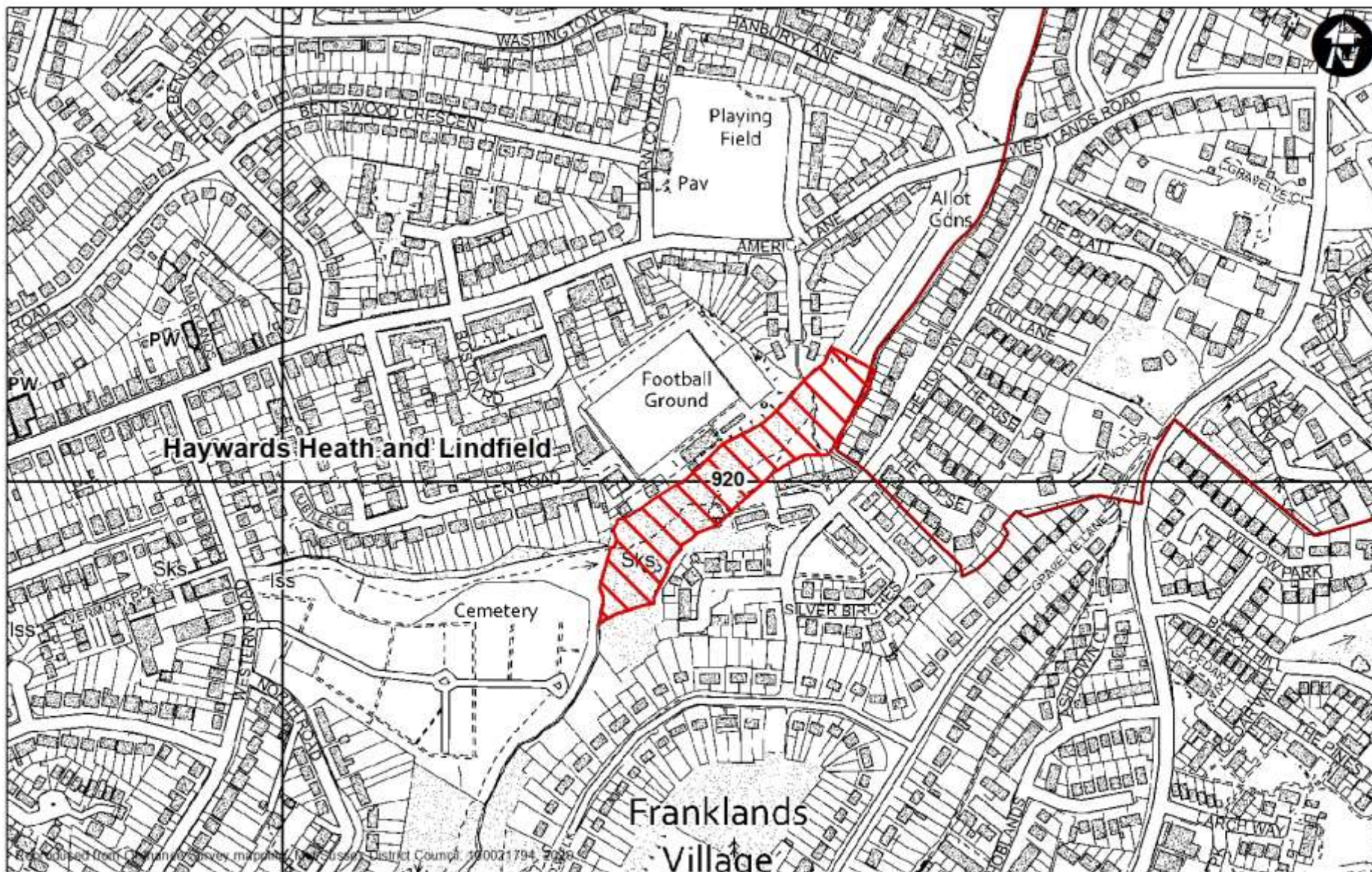












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|---|---|---|---|
|  | Sites not considered further following the High Level Site Assessment |  | Sites not considered further following detailed evidence testing and Sustainability Appraisal |
|  | Sites not considered further following the Detailed Site Assessment   |  | Sites proposed for allocation   |

**Settlement:** Hickstead

**Settlement hierarchy tier:** Category 5 (Small settlement with very limited or no services)

**Total number of SHELAA sites:** 2

SHELAA sites not considered further following the **high level site assessment**

SHELAA ID	Site address	Units	Comment
735	Land at Facelift, London Road, Hickstead	14	Not compliant with the District Plan Strategy
982	Land west of Awbrook House, Lewes Road, Lindfield	5	

SHELAA sites not considered further following **detailed site assessment**

SHELAA ID	Site address	Units	Comment
n/a			

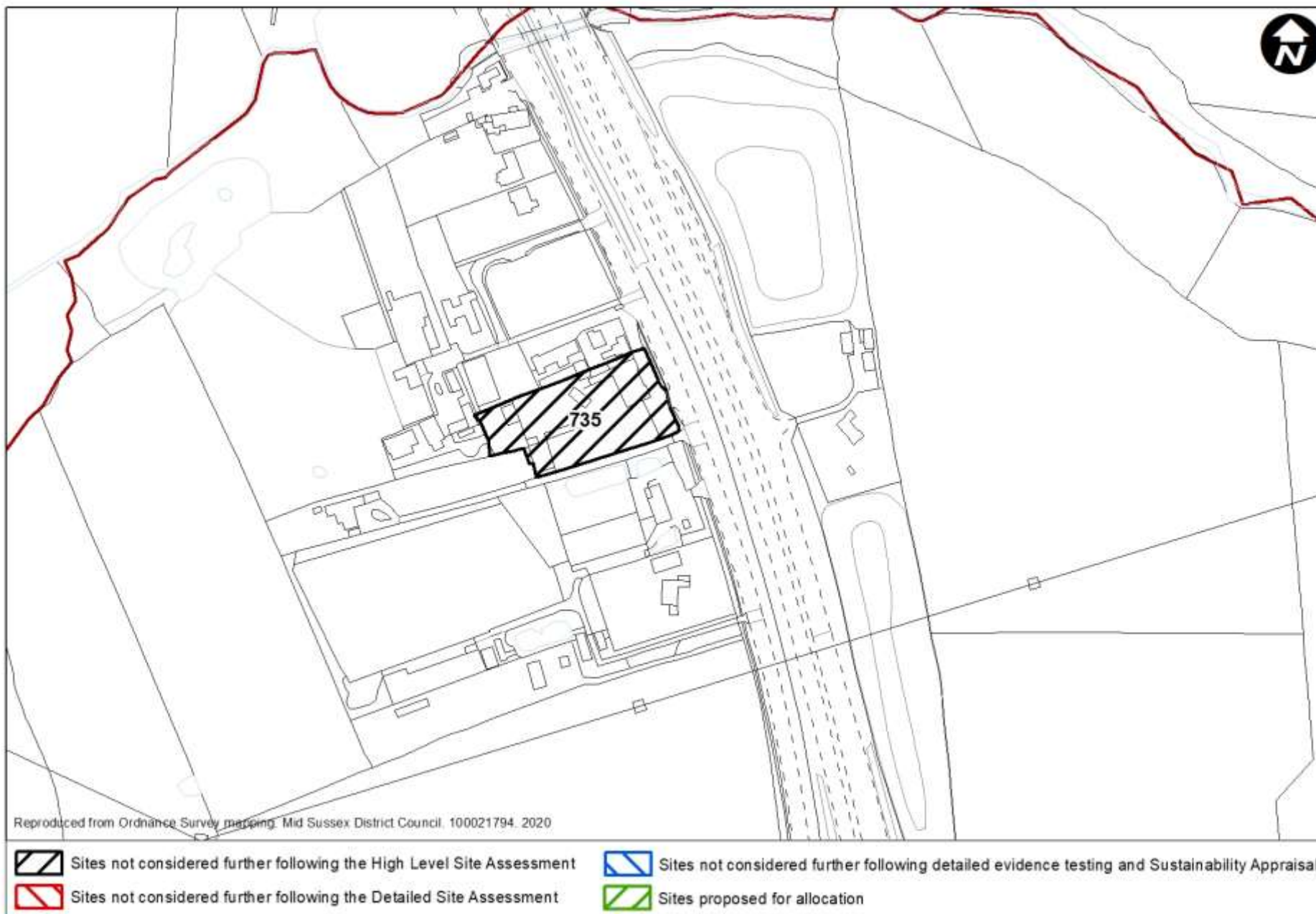
SHELAA sites not considered further following the **further evidence testing**

SHELAA ID	Site address	Units	Comment
n/a			

SHELAA sites taken forward as **proposed allocations in the DPD**

SHELAA ID	Site address	Units	Comment
n/a			





**Settlement:** Horsted Keynes

**Settlement hierarchy tier:** Category 3 (Medium sized village providing essential services)

**Total number of SHELAA sites:** 14

SHELAA sites not considered further following the **high level site assessment**

SHELAA ID	Site address	Units	Comment
67	Castle Field, Cinder Hill Lane, Horsted Keynes	25	Not compliant with the District Plan Strategy
663	Field 1, Ludwell Grange, Keysford Lane, Horsted Keynes	27	
664	Field 2, Ludwell Grange, Keysford Lane, Horsted Keynes	15	
837	Land at Little Oddyness Farm, Waterbury Hill, Horsted Keynes	45	

SHELAA sites not considered further following **detailed site assessment**

SHELAA ID	Site address	Units	Comment
68	Farm buildings, Jeffreys Farm, Horsted Keynes	6	Difficulties achieving safe access.
69	Jeffrey's Farm Northern Fields (Ludwell Field adj Keysford and Sugar Lane)	22	Development considered likely to have a high adverse impact on the AONB.
748	The Old Rectory, Church Lane, Horsted Keynes	30	Development considered likely to have a high adverse impact on the AONB.
781	Land to the south of Robyns Barn, Birchgrove Road, Horsted Keynes	45	Development considered likely to have a high adverse impact on the AONB.
893	Land west of Church Lane, Horsted Keynes	38	Development considered likely to have a high adverse impact on the AONB.
945	Lucas Farm, Birch Grove Road, Horsted Keynes	30	Development considered likely to have a high adverse impact on the AONB.
971	Jeffrey's Farm Southern Fields	20	Development considered likely to have a high adverse impact on the AONB.

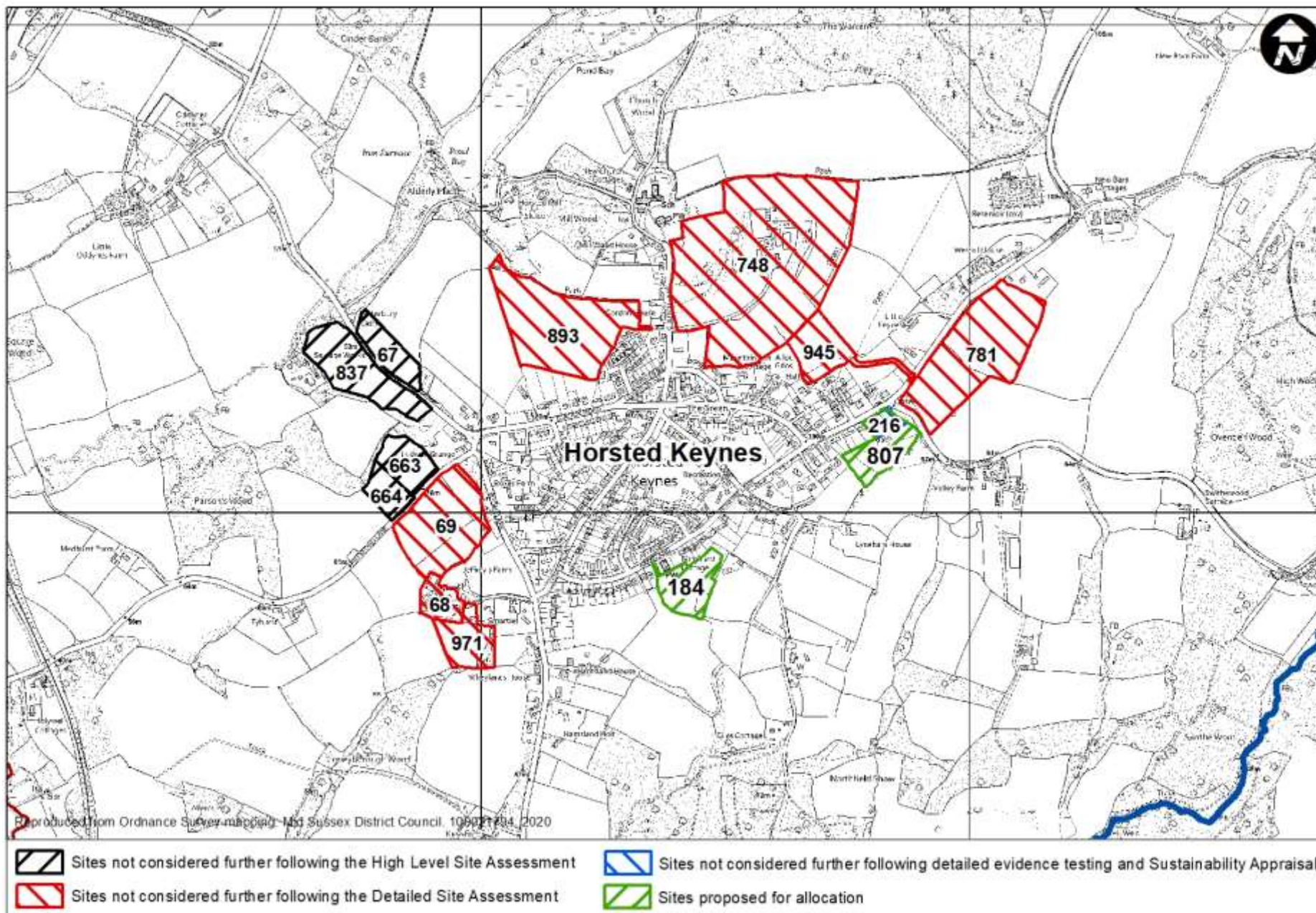
SHELAA sites not considered further following the **further evidence testing**

SHELAA ID	Site address	Units	Comment
216	Land at Police House Field, Birch Grove Road/Danehill Lane, Horsted Keynes	0	Now forms part of a larger site (i.e. part of Site 807 - Land south of the Old Police House, Birchgrove Road, Horsted Keynes).

SHELAA sites taken forward as **proposed allocations in the DPD**

SHELAA ID	Site address	Units	Comment
184	Land south of St. Stephens Church, Hamsland, Horsted Keynes	30	See Appendix B for further site details
807	Land South of The Old Police House, Birchgrove Road, Horsted Keynes	25	







**Settlement:** Hurstpierpoint

**Settlement hierarchy tier:** Category 2 (Larger village acting as a Local Service Centre)

**Total number of SHELAA sites:** 11

SHELAA sites not considered further following the **high level site assessment**

SHELAA ID	Site address	Units	Comment
797	Land west of Pakyns Cottage, Albourne Road	31	Not compliant with the District Plan Strategy
798	Dumbrells Farm, Jobs Lane	120	

SHELAA sites not considered further following **detailed site assessment**

SHELAA ID	Site address	Units	Comment
173	Land north of 149 College Lane, Hurstpierpoint	15	The site has high sensitivity within the landscape and supports views in from the South Downs National Park and the surrounding countryside. Development would likely have an adverse effect on the rural setting and character of the settlement.
283	Land at Hurst Wickham, Hurstpierpoint	24	Development considered likely to have an adverse impact on the Conservation Area due to its close proximity.
575	Land north east of Hurstpierpoint	200	Site is large and is anticipated to have a range of effects – its scale and location could erode the wider gap between Hurstpierpoint and Hurst Wickham; the north of the site likely to affect the rural setting of the Grade II-listed Hurstpierpoint College; south east of site has potential to affect the rural setting of the Hurstwickham Conservation Area; the site is within an area of Grade 3 agricultural land giving it potential to be best and most versatile land.
582	South of Hurst Wickham Barn, College Lane, Hurstpierpoint	10	Developer unable to demonstrate availability
794	Land at Benfell LTD, Albourne Road, Hurstpierpoint	8	Extension to existing employment site, submitted for employment and housing. Given current use, would prefer to promote for extended employment rather than lose existing employment use.
800	Land West of The Grange, Hurstpierpoint	20	Development considered likely to have an adverse impact on the Conservation Area due to its close proximity.

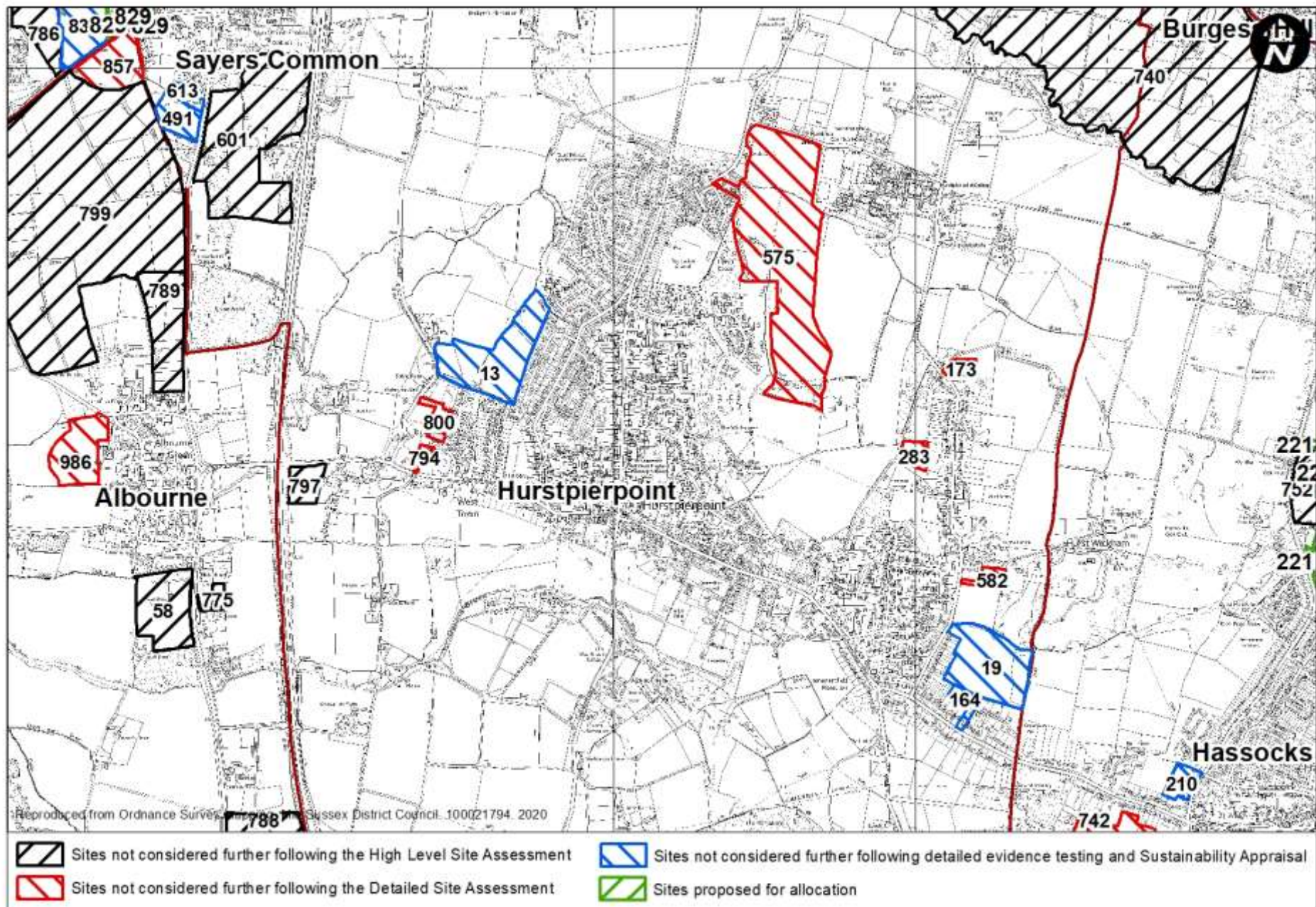
SHELAA sites not considered further following the **further evidence testing**

SHELAA ID	Site address	Units	Comment
13	Land west of Kemps, Hurstpierpoint	114	SA finds that the site is not the most sustainable option to deliver Hurstpierpoint's need.

19	Land east of College Lane, Hurstpierpoint	165	SA finds that the site is not the most sustainable option to deliver Hurstpierpoint's need.
164	Land to the rear of 78 Wickham Hill , Hurstpierpoint	18	Site owner would like to get a single house on the land only indicating that the site is not available for a greater yield and therefore not suitable to allocate.

SHELAA sites taken forward as **proposed allocations in the DPD**

<b>SHELAA ID</b>	<b>Site address</b>	<b>Units</b>	<b>Comment</b>
n/a			





**Settlement:** Lindfield

**Settlement hierarchy tier:** Category 2 (Larger villages acting as a Local Service Centre)

**Total number of SHELAA sites:** 8

SHELAA sites not considered further following the **high level site assessment**

SHELAA ID	Site address	Units	Comment
586	Buxshalls, Ardingly Road, Lindfield	19	Not compliant with the District Plan Strategy
833	The Snowdrop Inn, Snowdrop Lane, Lindfield	5	

SHELAA sites not considered further following **detailed site assessment**

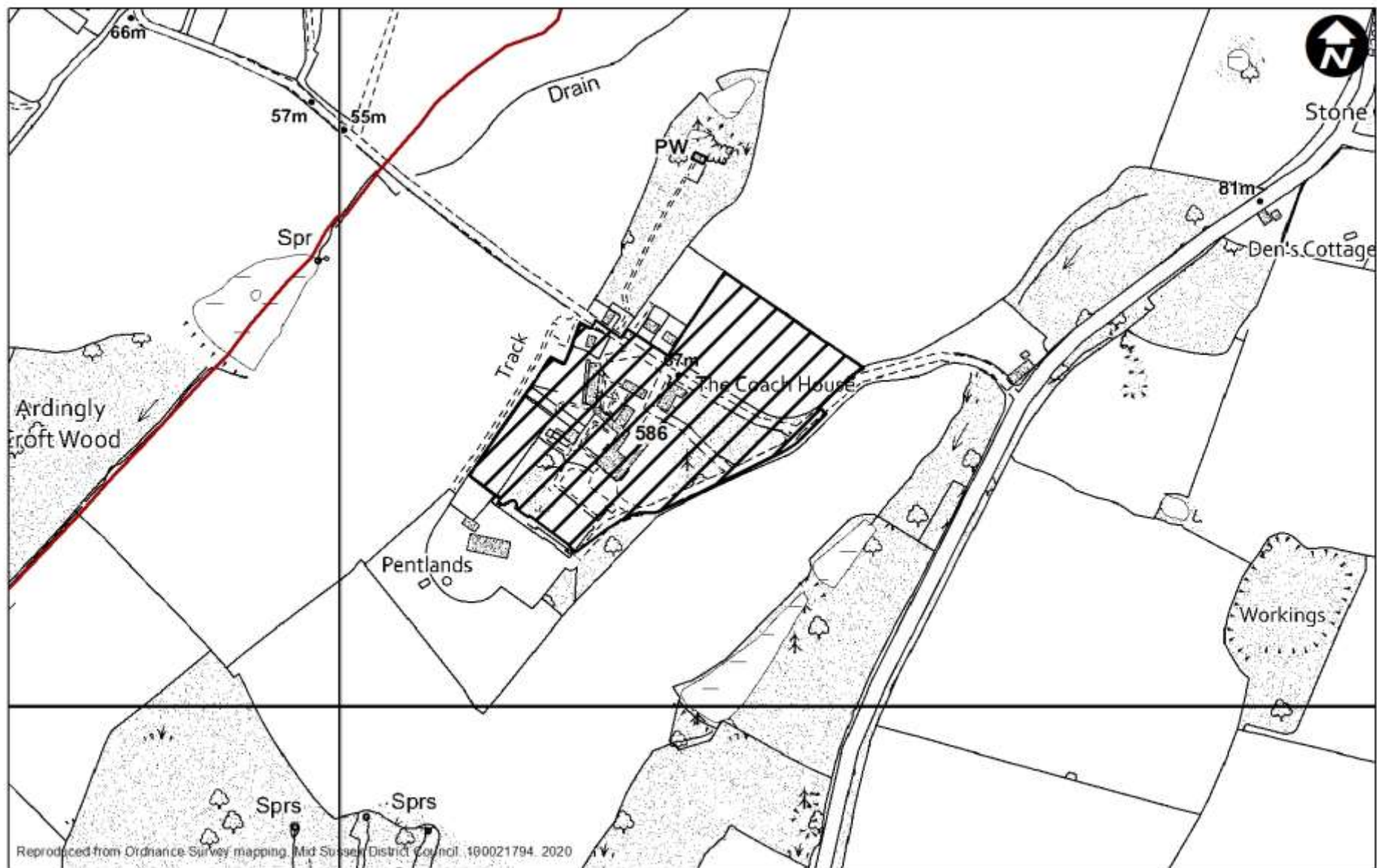
SHELAA ID	Site address	Units	Comment
498	Land north east of Lindfield	300	Developer unable to demonstrate availability
835	Little Walstead Farm, East Mascalls Lane, Lindfield	400	Potential for significant adverse effects on the Grade II*-listed Little Walstead Farm and its setting; the location of the site relates poorly to the existing settlement form of Lindfield; site is affected by areas of Flood Zone 2 and 3 as well as surface water flood risk; site includes substantial area of Ancient Woodland at its centre; site has high sensitivity within the landscape.
836	Land north of Oldfield Drive, Lindfield	8	Developer unable to demonstrate availability
1006	Land north of Lyoth Lane, Lindfield	30	Impact on listed building, unclear access arrangements

SHELAA sites not considered further following the **further evidence testing**

SHELAA ID	Site address	Units	Comment
503	Haywards Heath Golf Course, High Beech Lane, Haywards Heath	630	SA finds that although the site performs reasonably strongly in relation to the SA objectives, other sites in Haywards Heath and at other Category 1 settlements perform more strongly and deliver housing need more closely. Allocation of Site 503 is therefore unnecessary to meet the spatial strategy.
983	Land at Walstead Grange, Scamps Hill, Lindfield	270	Ancient woodland and listed building adjacent, low landscape capacity.

SHELAA sites taken forward as **proposed allocations in the DPD**

SHELAA ID	Site address	Units	Comment
n/a			



Sites not considered further following the High Level Site Assessment



Sites not considered further following the Detailed Site Assessment

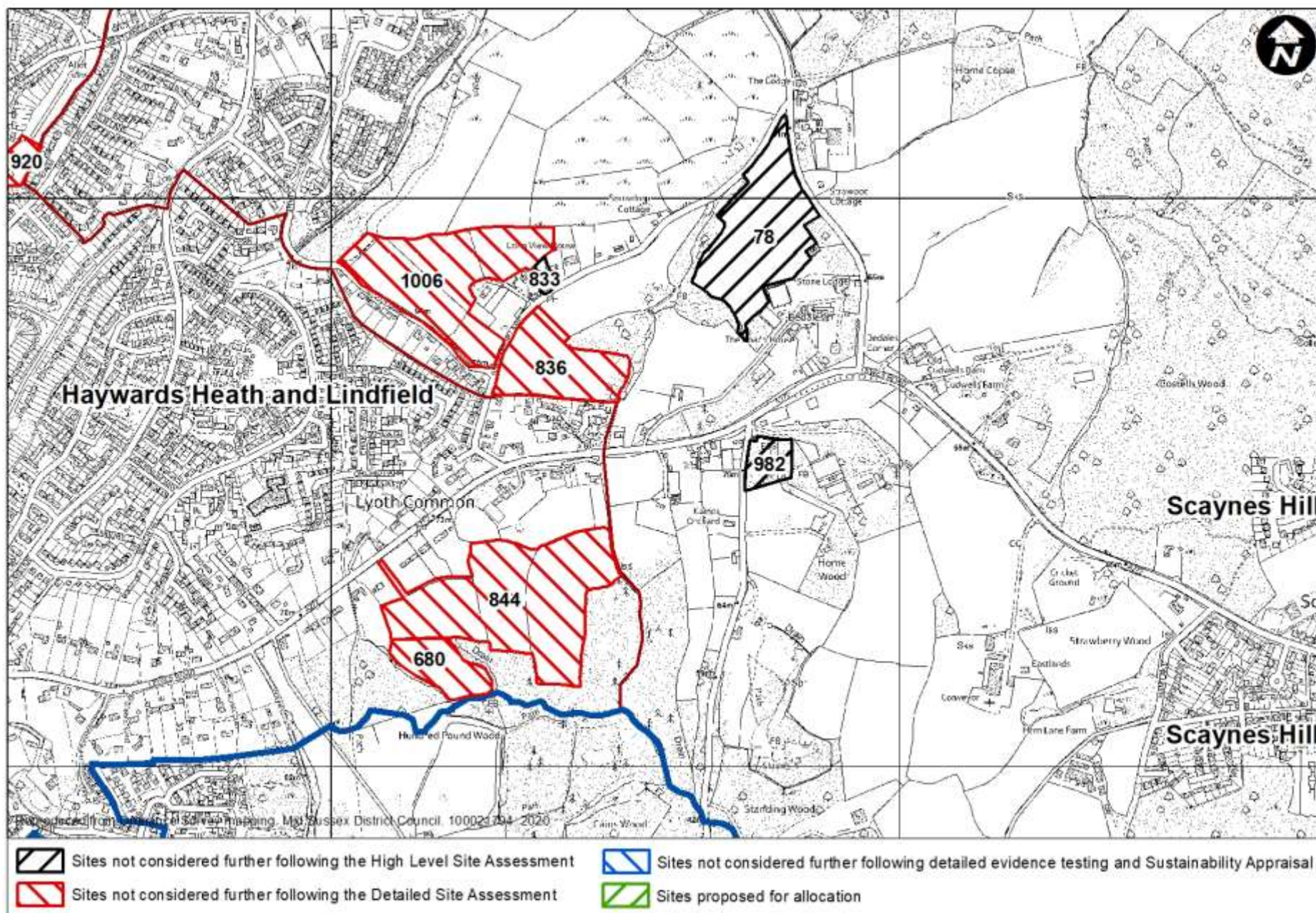


Sites not considered further following detailed evidence testing and Sustainability Appraisal

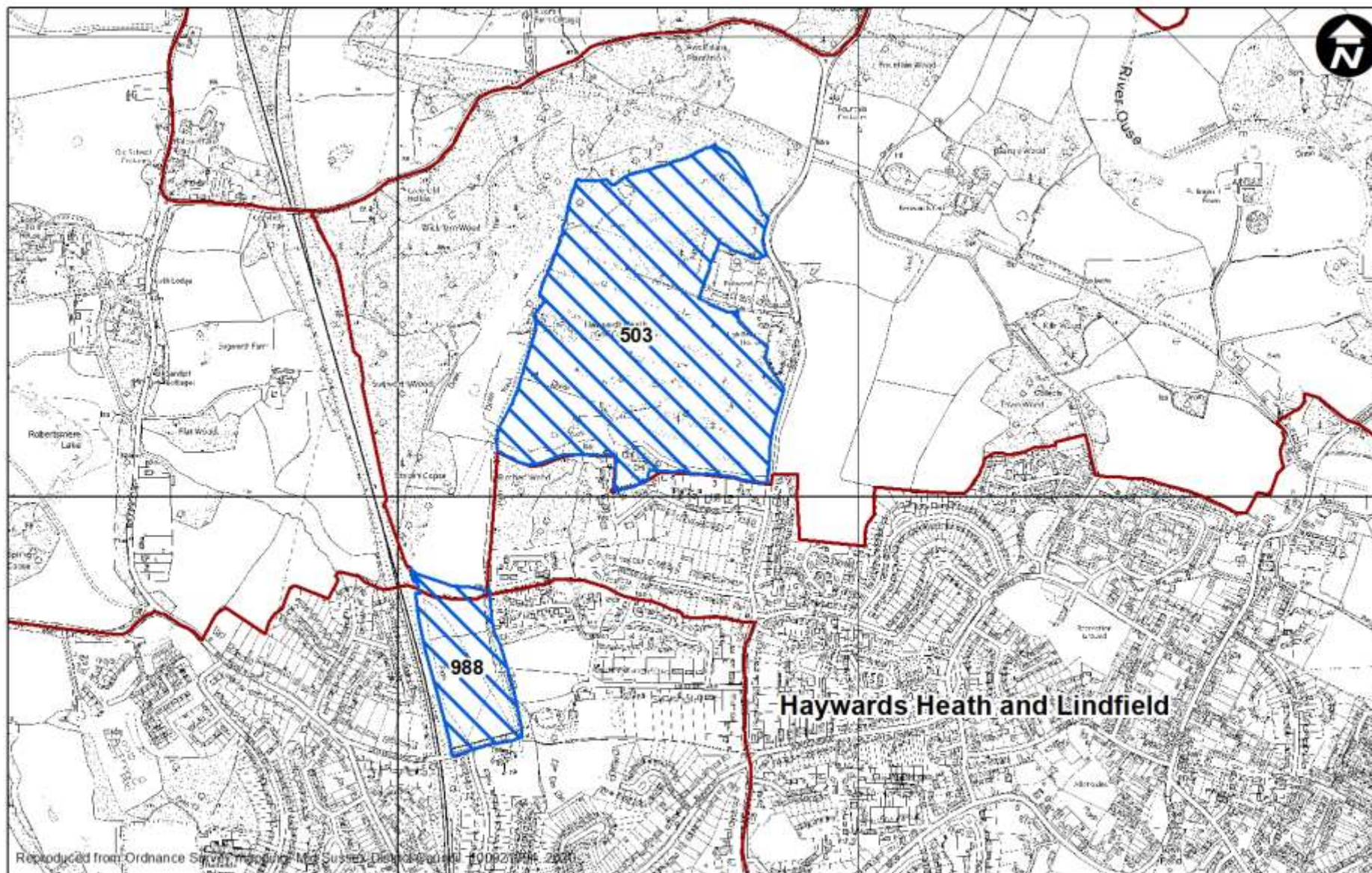


Sites proposed for allocation









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|  Sites not considered further following the High Level Site Assessment |  Sites not considered further following detailed evidence testing and Sustainability Appraisal |
|  Sites not considered further following the Detailed Site Assessment   |  Sites proposed for allocation   |

**Settlement:** Pease Pottage

**Settlement hierarchy tier:** Category 3 (Medium sized village providing essential services)

**Total number of SHELAA sites:** 11

SHELAA sites not considered further following the **high level site assessment**

SHELAA ID	Site address	Units	Comment
219	Land at former Driving Range, Horsham Road, Pease Pottage	75	Not compliant with the District Plan Strategy
243	Land at Lower Tilgate, Parish Lane, Pease Pottage	1800	
574	Land at Hunters Moon, Old Brighton Road South, Pease Pottage	88	
603	Land to the West of Woodhurst Farm, Old Brighton Road South, Pease Pottage	660	
674	Land north of Pease Pottage, West of Old Brighton Road, Pease Pottage	180	
774	Land at Tilgate Forest Lodge, Brighton Road, Pease Pottage	33	
815	Cedars (Former Crawley Forest School) Brighton Road, Pease Pottage	25	
822	Land west of Cedar Cottage, Tilgate Forest Lodge, Brighton Road, Pease Pottage	40	

SHELAA sites not considered further following **detailed site assessment**

SHELAA ID	Site address	Units	Comment
581	Woodhurst Farmhouse, Old Brighton Road South, Pease Pottage	150	Development considered likely to have a high adverse impact on the AONB.
731	Land to west of 63 Horsham Road, Pease Pottage	0	Development considered likely to have a high adverse impact on the AONB.
818	Land north of the Former Golf House, Horsham Road, Pease Pottage	41	Cumulative effect of moderate impact on AONB in combination with potential harm to Ancient Woodland and, by extension, the rural setting and character of the settlement.

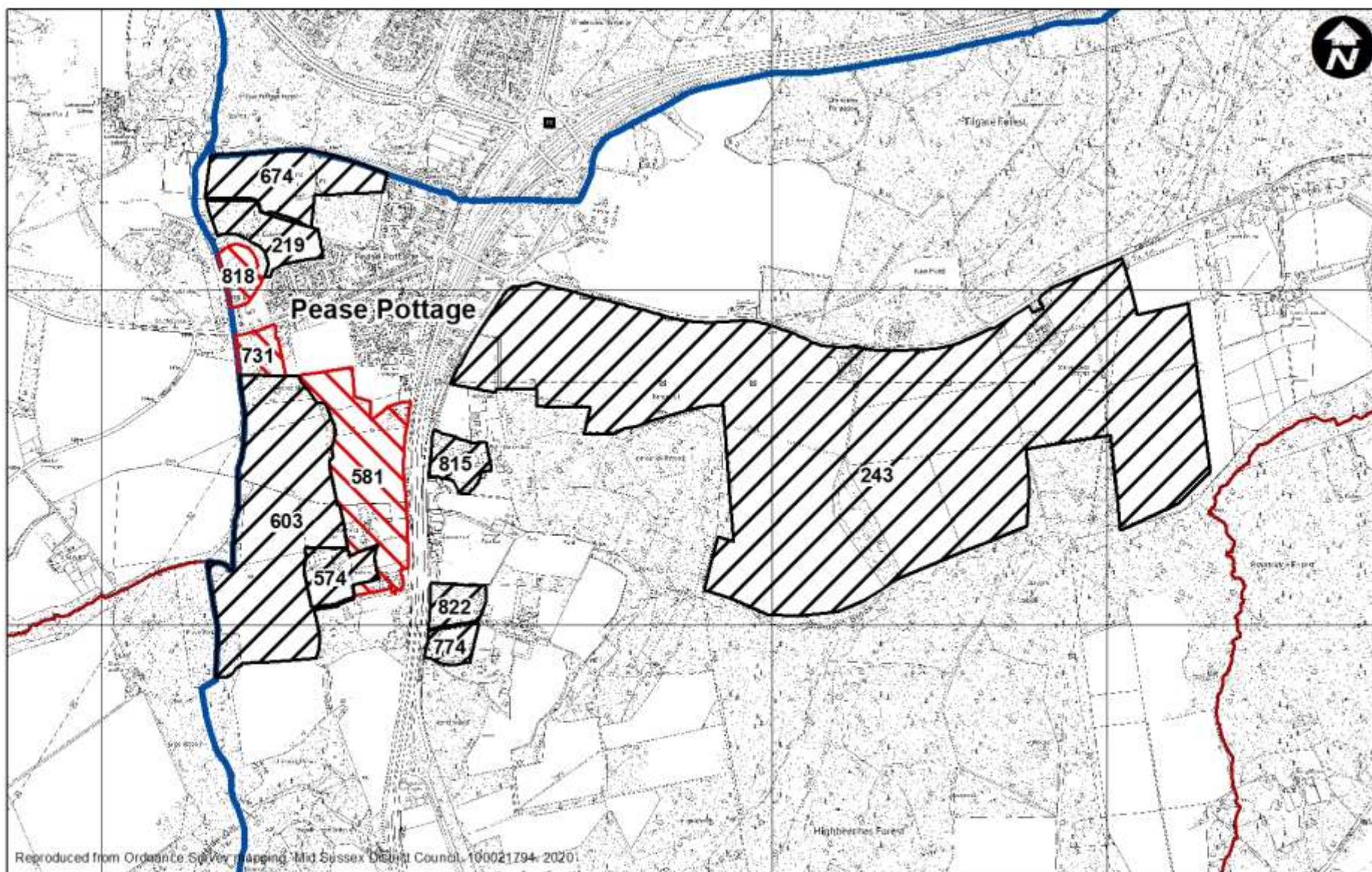
SHELAA sites not considered further following the **further evidence testing**

SHELAA ID	Site address	Units	Comment
n/a			

SHELAA sites taken forward as **proposed allocations in the DPD**

SHELAA ID	Site address	Units	Comment
n/a			





 Sites not considered further following the High Level Site Assessment

 Sites not considered further following the Detailed Site Assessment

 Sites not considered further following detailed evidence testing and Sustainability Appraisal

 Sites proposed for allocation



**Settlement:** Sayers Common

**Settlement hierarchy tier:** Category 3 (Medium sized village providing essential services)

**Total number of SHELAA sites:** 13

SHELAA sites not considered further following the **high level site assessment**

SHELAA ID	Site address	Units	Comment
601	Land at Coombe Farm, London Road, Sayers Common	210	Not compliant with the District Plan Strategy
786	Land east of Avtrade, Reeds Lane, Sayers Common	75	
787	Land at Kingsland Lodge, London Road, Sayers Common	75	
795	LVS Hassocks (Smaller site), London Road, Sayers Common	90	
796	LVS Hassocks (Larger Site), London Road, Sayers Common	400	

SHELAA sites not considered further following **detailed site assessment**

SHELAA ID	Site address	Units	Comment
166	Land north of Oaklands, Sayers Common	12	Land under option as part of Mayfield Market Town proposal and therefore does not fit with District Plan Strategy.
857	Land west of Meadow View, Sayers Common	45	Development of this site has the potential to have an impact on the landscape. There are long distance views from the site to the south, and no strong defensible boundary or substantial screening to the south.
1003	Land to south of LVS Hassocks, London Road	120	Scores poorly against sustainability criteria, better performing options are available to meet needs in this location/tier
1004	The Bungalow (at LVA Hassocks), London Road	15	Scores poorly against sustainability criteria, better performing options are available to meet needs in this location/tier

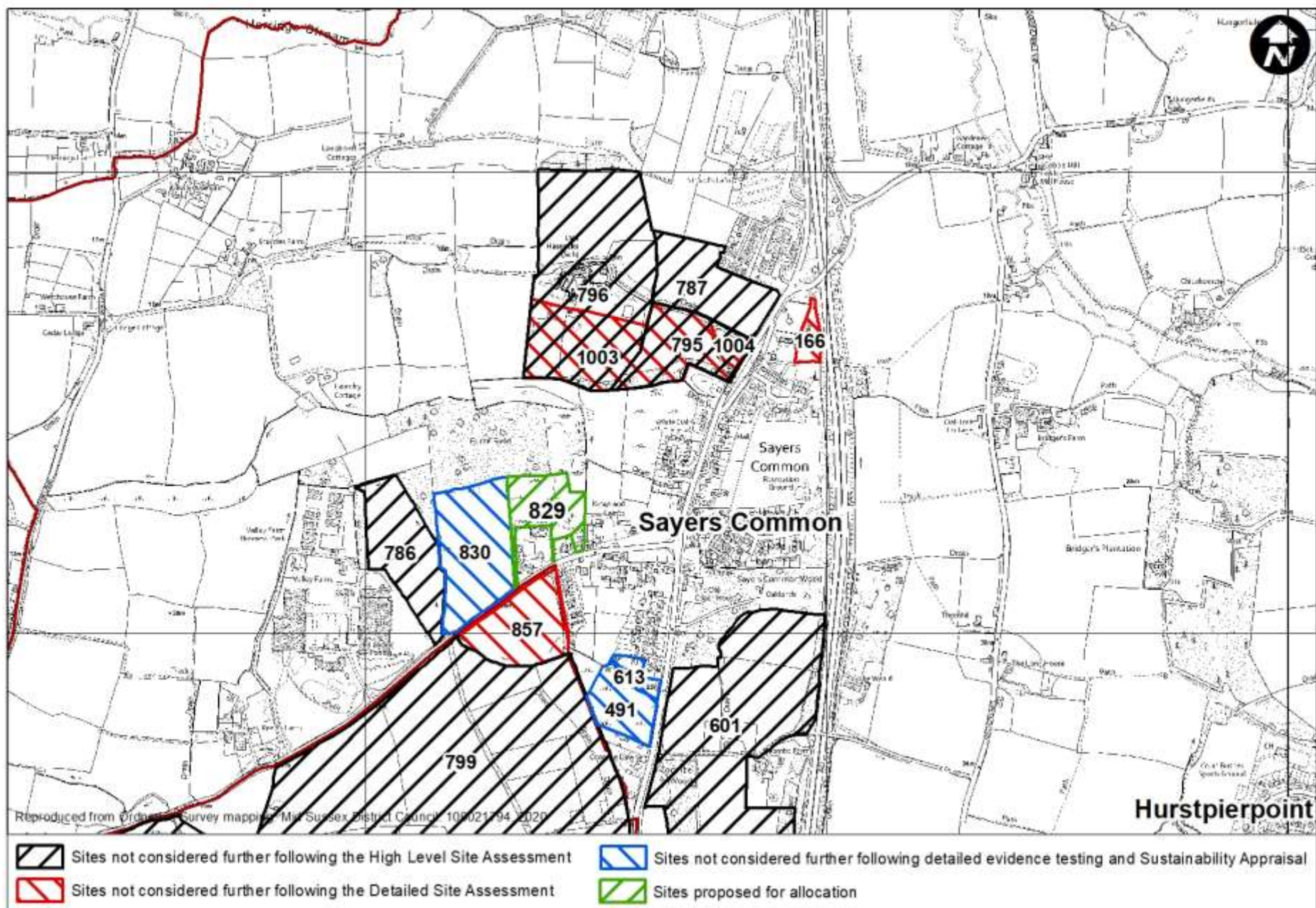
SHELAA sites not considered further following the **further evidence testing**

SHELAA ID	Site address	Units	Comment
491	Land south of Furzeland Way, Sayers Common	12	The developable area of the site is likely to be reduced in light of the site's potential sensitivity within the landscape, including the potential need for landscape buffering. The site is therefore likely to come forward as windfall.
613	Land at Whitehorse Lodge, Furzeland Way, Sayers Common	9	The site is small and considered likely to come forward as windfall.
830	Land to the west of Kings Business Centre, Reeds Lane, Sayers Common	100	SA finds that although the site performs reasonably strongly in relation to the SA objectives, other sites in Sayers Common perform more strongly.

			Allocation of Site 830 is therefore unnecessary to meet the spatial strategy.
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SHELAA sites taken forward as **proposed allocations in the DPD**

<b>SHELAA ID</b>	<b>Site address</b>	<b>Units</b>	<b>Comment</b>
829	Land to the north Lyndon, Reeds Lane, Sayers Common	35	See Appendix B for further site details





**Settlement:** Scaynes Hill

**Settlement hierarchy tier:** Category 3 (Medium sized village providing essential services)

**Total number of SHELAA sites:** 2

SHELAA sites not considered further following the **high level site assessment**

SHELAA ID	Site address	Units	Comment
985	Land west of Nash Farm, Nash Lane, Scaynes Hill	6	Not compliant with the District Plan Strategy

SHELAA sites not considered further following **detailed site assessment**

SHELAA ID	Site address	Units	Comment
n/a			

SHELAA sites not considered further following the **further evidence testing**

SHELAA ID	Site address	Units	Comment
n/a			

SHELAA sites taken forward as **proposed allocations in the DPD**


SHELAA ID	Site address	Units	Comment
897	Land to the rear Firlands, Church Road, Scaynes Hill	20	See Appendix B for further site details



 Sites not considered further following the High Level Site Assessment

 Sites not considered further following detailed evidence testing and Sustainability Appraisal

 Sites not considered further following the Detailed Site Assessment

 Sites proposed for allocation

**Settlement:** Sharpthorne

**Settlement hierarchy tier:** Category 3 (Medium sized village providing essential services)

**Total number of SHELAA sites:** 2

SHELAA sites not considered further following the **high level site assessment**

SHELAA ID	Site address	Units	Comment
656	Hangdown Mead Business Park, Top Road, Sharpthorne	15	Not compliant with the District Plan Strategy
856	Moonwood Barn, Hangdown Mead Farm, Top Road, West Hoathly	30	

SHELAA sites not considered further following **detailed site assessment**

SHELAA ID	Site address	Units	Comment
n/a			

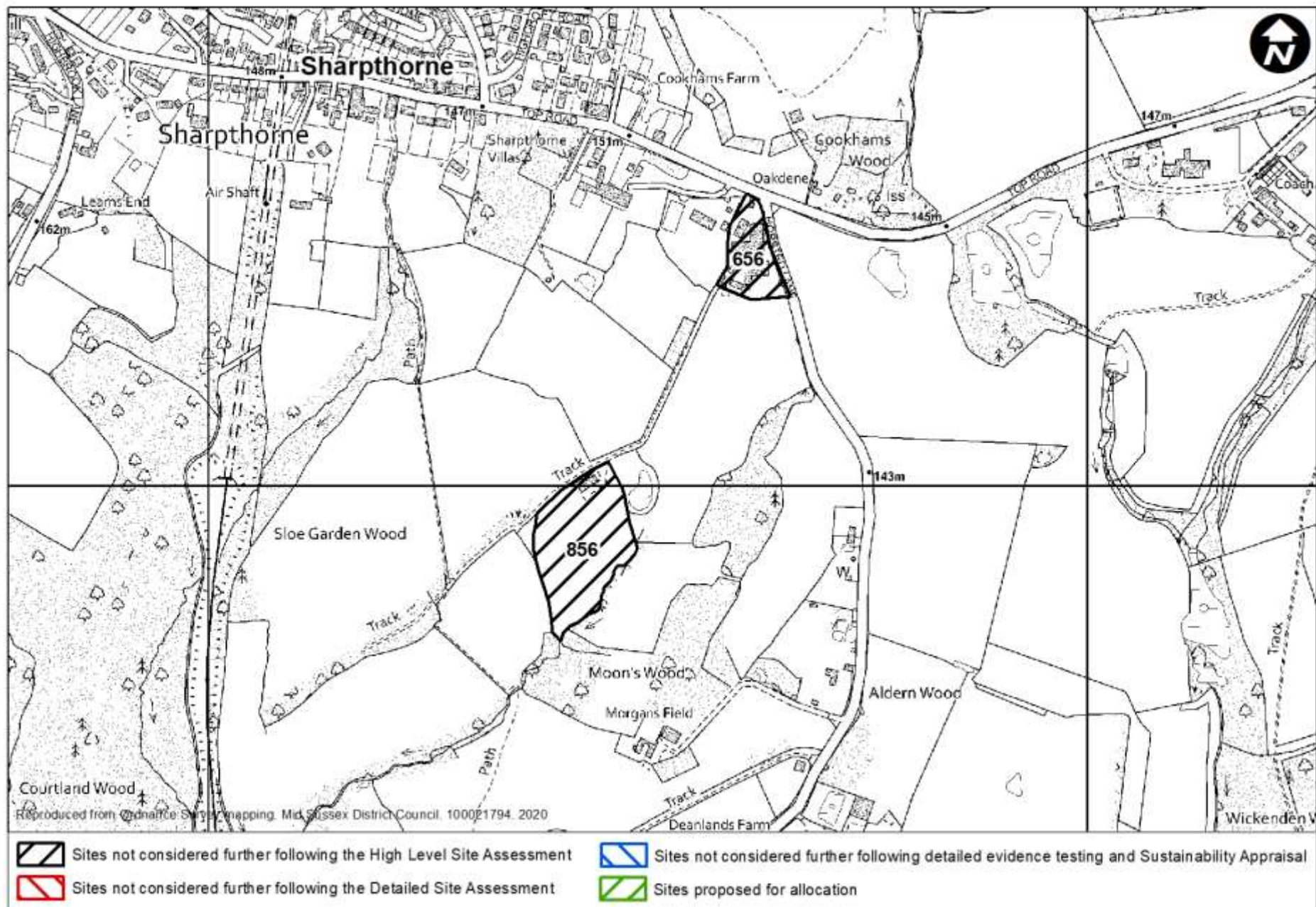
SHELAA sites not considered further following the **further evidence testing**

SHELAA ID	Site address	Units	Comment
n/a			

SHELAA sites taken forward as **proposed allocations in the DPD**

SHELAA ID	Site address	Units	Comment
n/a			





**Settlement:** Slaugham

**Settlement hierarchy tier:** Category 4 (Small villages with limited services)

**Total number of SHELAA sites:** 1

SHELAA sites not considered further following the **high level site assessment**

SHELAA ID	Site address	Units	Comment
821	Land at Slaugham Garden Nursery, Staplefield Road, Slaugham	10	Not compliant with the District Plan Strategy

SHELAA sites not considered further following **detailed site assessment**

SHELAA ID	Site address	Units	Comment
n/a			

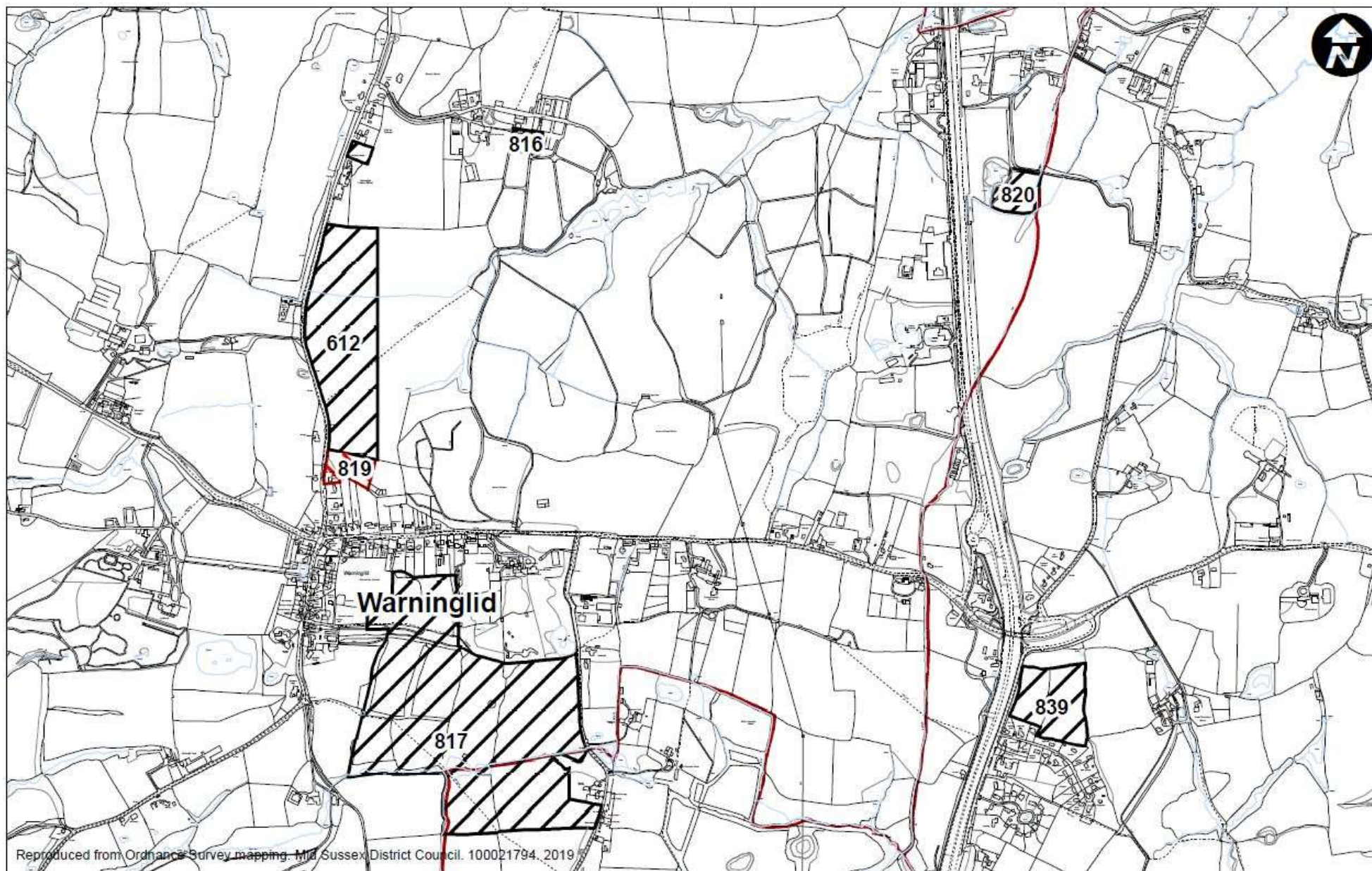
SHELAA sites not considered further following the **further evidence testing**

SHELAA ID	Site address	Units	Comment
n/a			

SHELAA sites taken forward as **proposed allocations in the DPD**

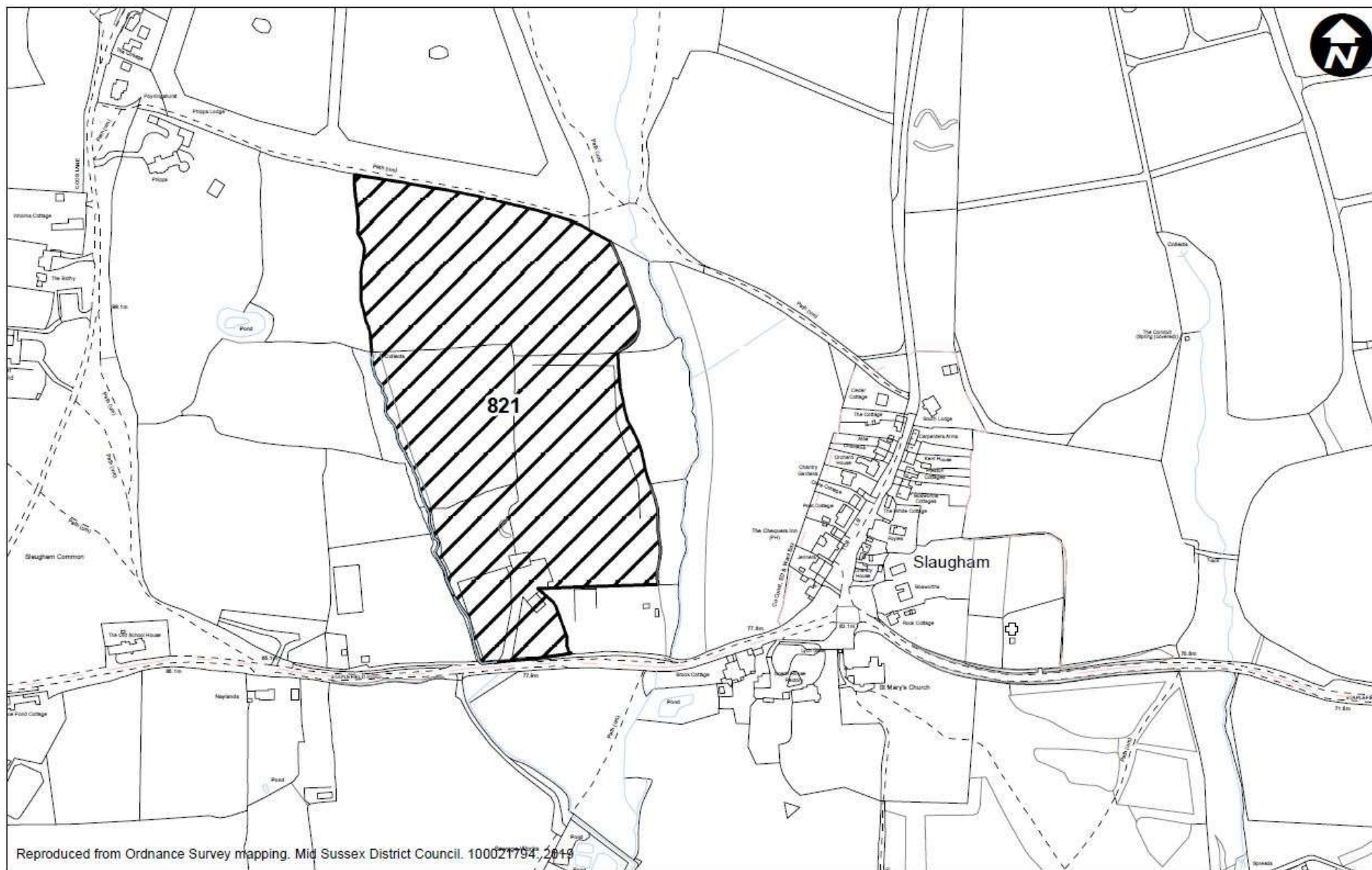
SHELAA ID	Site address	Units	Comment
n/a			





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|---|---|---|---|
|  | Sites not considered further following the High Level Site Assessment |  | Sites not considered further following detailed evidence testing and Sustainability Appraisal |
|  | Sites not considered further following the Detailed Site Assessment   |  | Sites proposed for allocation   |





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|---|---|---|---|
|  | Sites not considered further following the High Level Site Assessment |  | Sites not considered further following detailed evidence testing and Sustainability Appraisal |
|  | Sites not considered further following the Detailed Site Assessment   |  | Sites proposed for allocation   |

**Settlement:** Staplefield

**Settlement hierarchy tier:** Category 4 (Small village with limited services)

**Total number of SHELAA sites:** 7

SHELAA sites not considered further following the **high level site assessment**

SHELAA ID	Site address	Units	Comment
805	Land adjacent to Meadow Woods, Brook Street, Cuckfield	5	Not compliant with the District Plan Strategy
820	Land at Stanbridge Farm, Stanbridge Lane, Staplefield	10	
903	Land at Meadow Wood and Ashbourne Brook Street, Cuckfield	21	

SHELAA sites not considered further following **detailed site assessment**

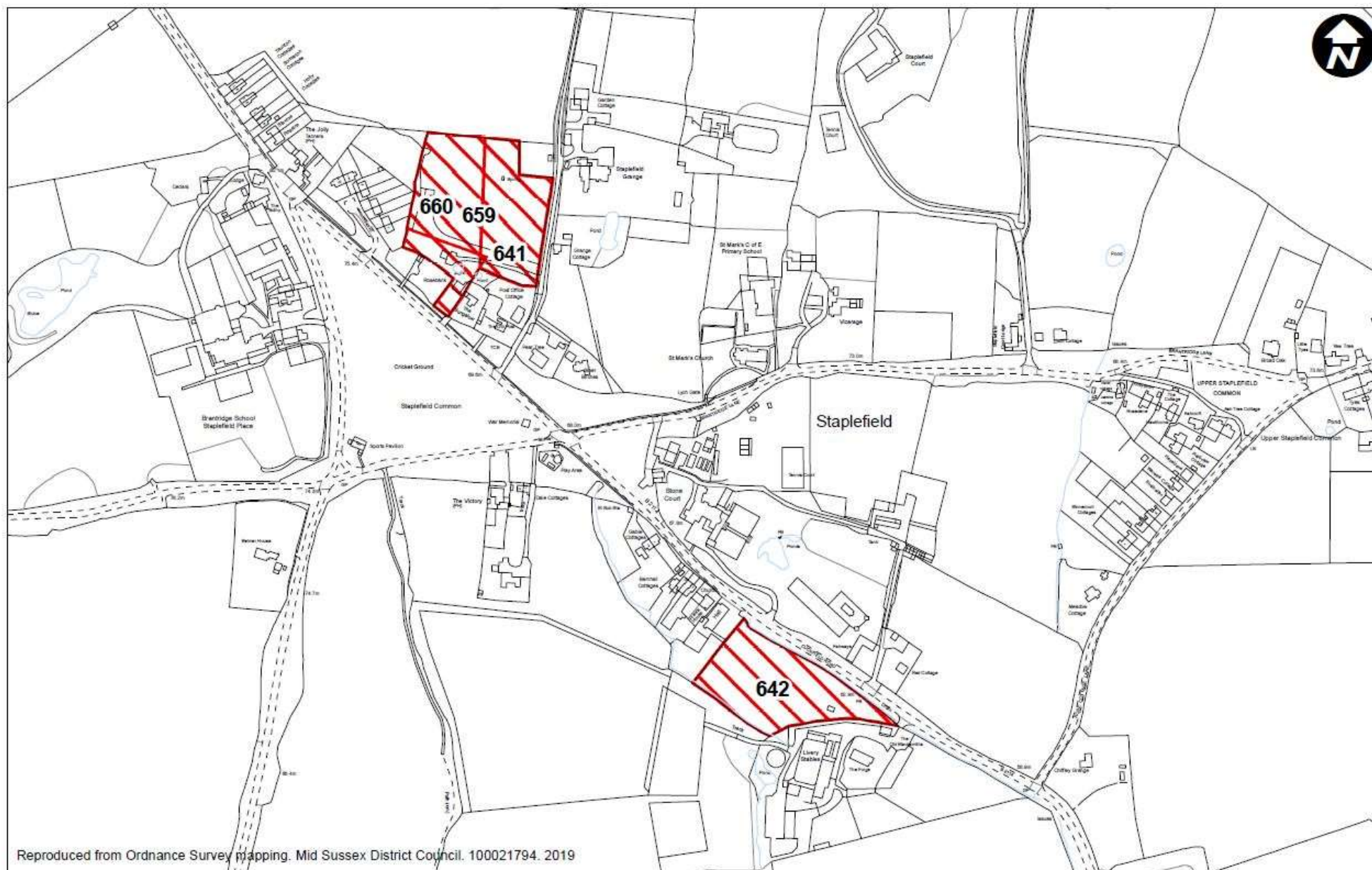
SHELAA ID	Site address	Units	Comment
641	Tanyards Field, Tanyard Lane, Staplefield	6	Development considered likely to have an adverse impact on the Conservation Area due to its close proximity.
642	Land south of village Hall, Cuckfield Road, Staplefield	26	Development considered likely to have an adverse impact on the Conservation Area due to its close proximity.
659	Tanyards Field, Tanyard Lane, Staplefield	9	Development considered likely to have an adverse impact on the Conservation Area due to its close proximity.
660	Tanyards Field, Tanyard Lane, Staplefield	9	Development considered likely to have an adverse impact on the Conservation Area due to its close proximity.

SHELAA sites not considered further following the **further evidence testing**

SHELAA ID	Site address	Units	Comment
n/a			

SHELAA sites taken forward as **proposed allocations in the DPD**

SHELAA ID	Site address	Units	Comment
n/a			



Sites not considered further following the High Level Site Assessment



Sites not considered further following the Detailed Site Assessment

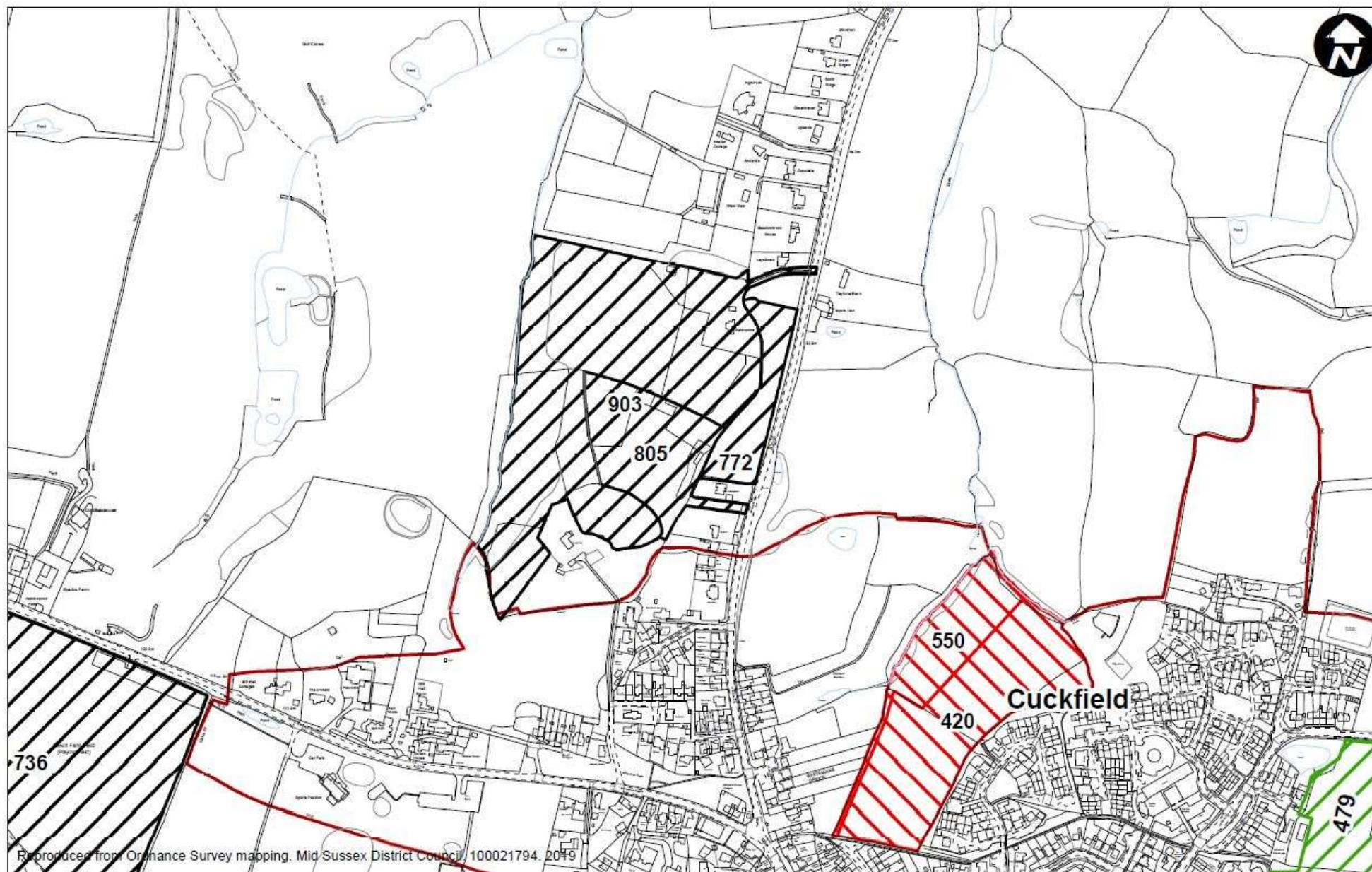


Sites not considered further following detailed evidence testing and Sustainability Appraisal




Sites proposed for allocation



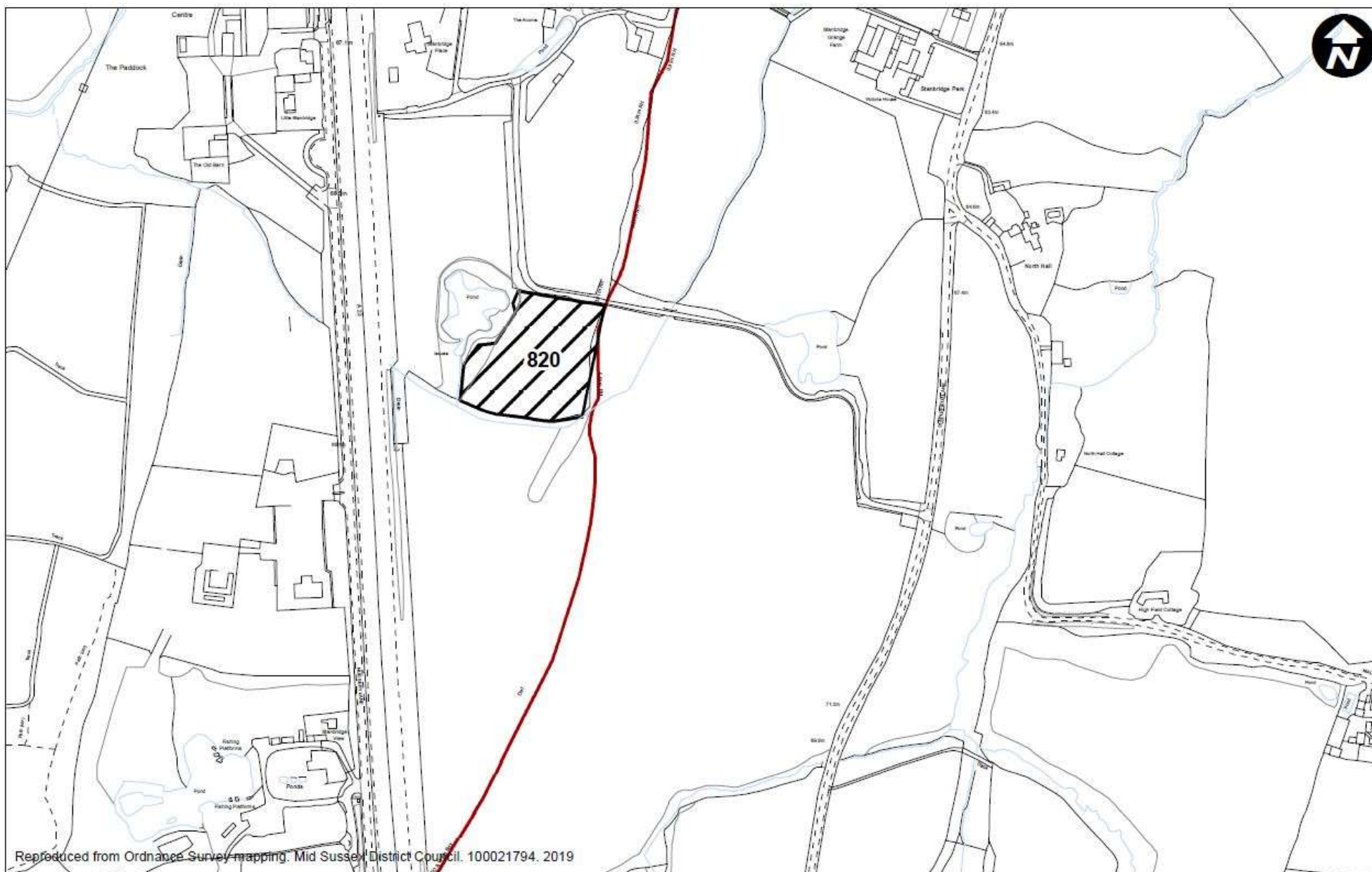


 Sites not considered further following the High Level Site Assessment

 Sites not considered further following the Detailed Site Assessment

 Sites not considered further following detailed evidence testing and Sustainability Appraisal

 Sites proposed for allocation



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|  | Sites not considered further following the High Level Site Assessment |  | Sites not considered further following detailed evidence testing and Sustainability Appraisal |
|  | Sites not considered further following the Detailed Site Assessment   |  | Sites proposed for allocation   |



**Settlement:** Turners Hill

**Settlement hierarchy tier:** Category 3 (Medium sized village providing essential services)

**Total number of SHELAA sites:** 8

SHELAA sites not considered further following the **high level site assessment**

SHELAA ID	Site address	Units	Comment
764	Land at Burleigh Oaks Farmhouse, East Street, Turners Hill	30	Not compliant with the District Plan Strategy
853	Land north of Turners Hill Road, Turners Hill	175	
855	Millwood Farm, East Street, Turners Hill	12	

SHELAA sites not considered further following **detailed site assessment**

SHELAA ID	Site address	Units	Comment
569	Land rear of Withypitts, Selsfield Road, Turners Hill	45	Difficulties achieving safe access without the use of third party land.
852	Land north of Old Vicarage Field, Lion Lane, Turners Hill	130	Development considered likely to have an adverse impact on the Conservation Area due to its close proximity.
916	Land on East Street and Withypitts Paddock Turners Hill	45	Development considered likely to have a high adverse impact on the AONB.

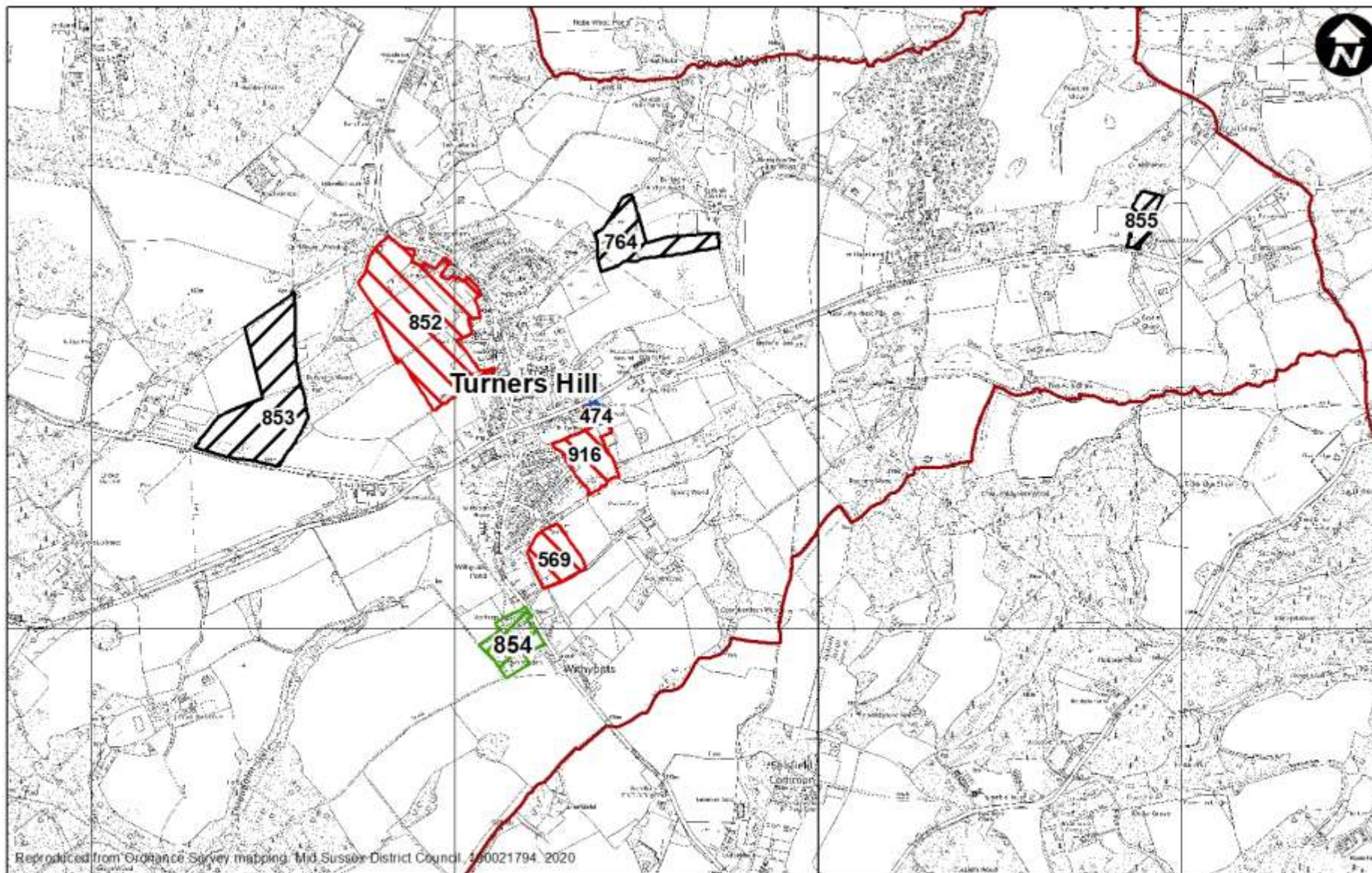
SHELAA sites not considered further following the **further evidence testing**

SHELAA ID	Site address	Units	Comment
474	Land adjacent to 18 East Street, Turners Hill	12	Deliverable yield is likely to be below the 5 dwelling threshold once constraints to the developable area are factored in.

SHELAA sites taken forward as **proposed allocations in the DPD**

SHELAA ID	Site address	Units	Comment
854	Withypitts Farm, Selsfield Road, Turners Hill	16	See Appendix B for further site details





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|---|---|
|  Sites not considered further following the High Level Site Assessment |  Sites not considered further following detailed evidence testing and Sustainability Appraisal |
|  Sites not considered further following the Detailed Site Assessment   |  Sites proposed for allocation   |

**Settlement:** Twineham

**Settlement hierarchy tier:** Category 4 (Small villages with limited services)

**Total number of SHELAA sites:** 1

SHELAA sites not considered further following the **high level site assessment**

SHELAA ID	Site address	Units	Comment
678	Broad location west of the A23	2000	Not compliant with the District Plan Strategy

SHELAA sites not considered further following **detailed site assessment**

SHELAA ID	Site address	Units	Comment
n/a			

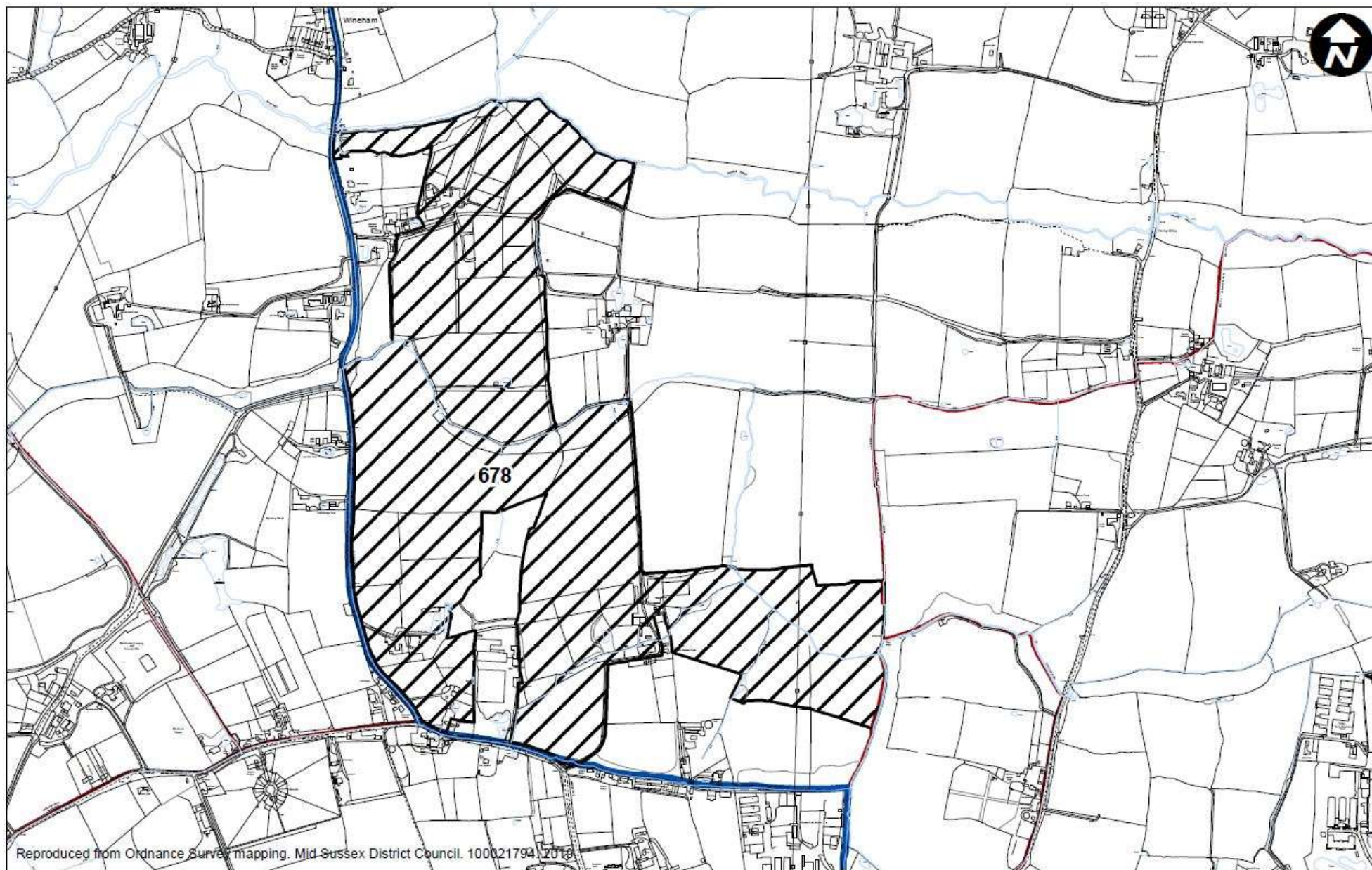
SHELAA sites not considered further following the **further evidence testing**

SHELAA ID	Site address	Units	Comment
n/a			

SHELAA sites taken forward as **proposed allocations in the DPD**

SHELAA ID	Site address	Units	Comment
n/a			





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|---|---|
|  Sites not considered further following the High Level Site Assessment |  Sites not considered further following detailed evidence testing and Sustainability Appraisal |
|  Sites not considered further following the Detailed Site Assessment   |  Sites proposed for allocation   |



**Settlement:** Walstead

**Settlement hierarchy tier:** Category 5 (Small settlement with limited or no services)

**Total number of SHELAA sites:** 2

SHELAA sites not considered further following the **high level site assessment**

SHELAA ID	Site address	Units	Comment
78	Land at junction of Snow Drop Lane / Bedales Hill	90	Not compliant with the District Plan Strategy
834	Land at Great Walstead School, East Mascalls Lane, Lindfield	14	

SHELAA sites not considered further following **detailed site assessment**

SHELAA ID	Site address	Units	Comment
n/a			

SHELAA sites not considered further following the **further evidence testing**

SHELAA ID	Site address	Units	Comment
n/a			

SHELAA sites taken forward as **proposed allocations in the DPD**

SHELAA ID	Site address	Units	Comment
n/a			

*NB: sites at Walstead appear on the Lindfield settlement maps*

**Settlement:** Warninglid

**Settlement hierarchy tier:** Category 4 (Small village with limited services)

**Total number of SHELAA sites:** 5

SHELAA sites not considered further following the **high level site assessment**

SHELAA ID	Site address	Units	Comment
612	Land south of Warninglid Primary School, Slaugham Lane, Warninglid	240	Not compliant with the District Plan Strategy
816	Old Park Farm, Slaugham Lane, Warninglid	12	
817	The Old Milking Parlour, The Street, Warninglid	15	
839	Land at Hazeldene Farm, north of Orchard Way, Warninglid	80	

SHELAA sites not considered further following **detailed site assessment**

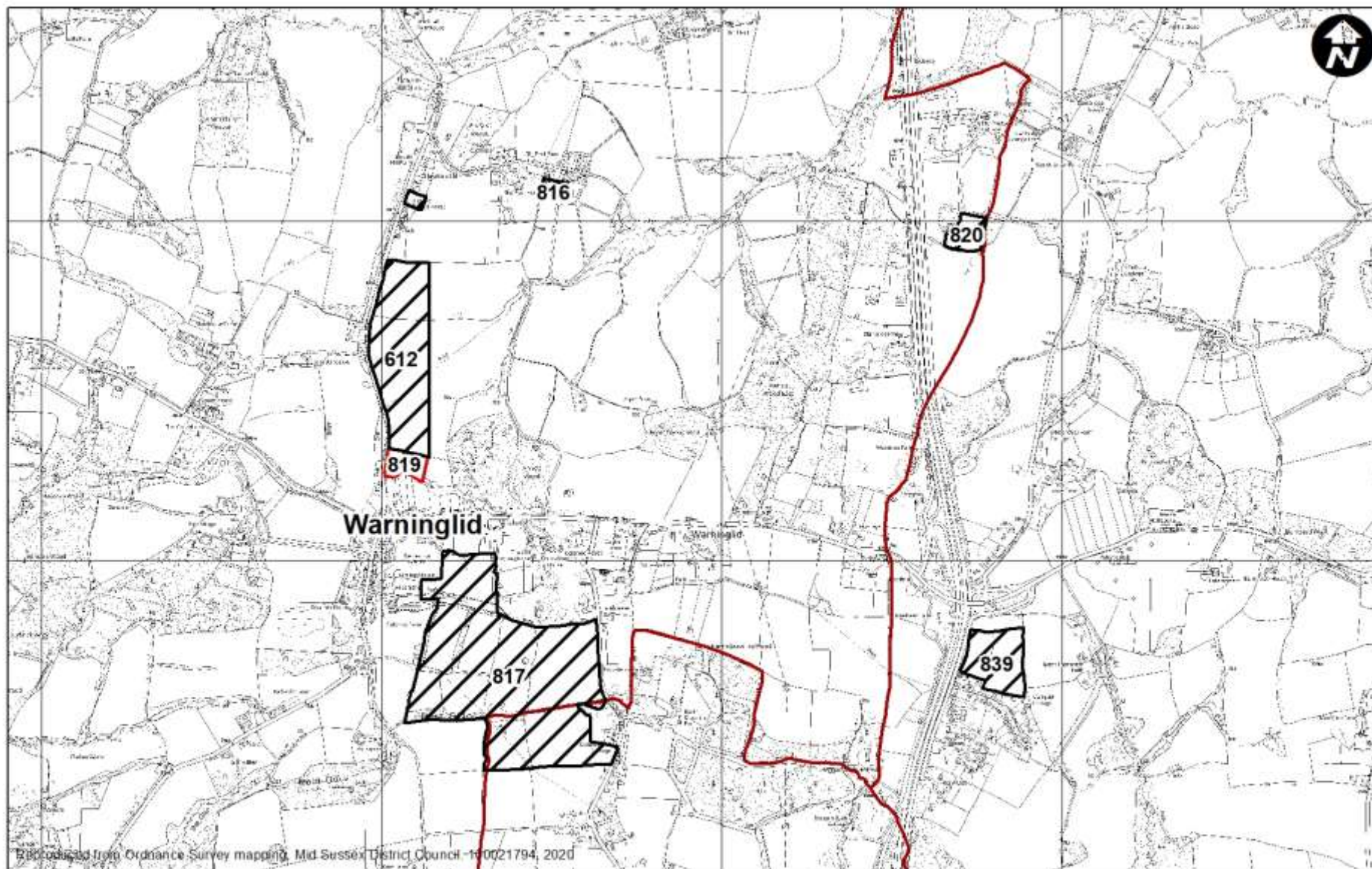
SHELAA ID	Site address	Units	Comment
819	Land north of The Hollies, Slaugham Lane, Warninglid	5	Developer unable to demonstrate availability

SHELAA sites not considered further following the **further evidence testing**

SHELAA ID	Site address	Units	Comment
n/a			

SHELAA sites taken forward as **proposed allocations in the DPD**

SHELAA ID	Site address	Units	Comment
n/a			



- |   |   |
|---|---|
|  Sites not considered further following the High Level Site Assessment |  Sites not considered further following detailed evidence testing and Sustainability Appraisal |
|  Sites not considered further following the Detailed Site Assessment   |  Sites proposed for allocation   |



**Settlement:** West Hoathly

**Settlement hierarchy tier:** Category 3 (Medium sized village providing essential services)

**Total number of SHELAA sites:** 2

SHELAA sites not considered further following the **high level site assessment**

SHELAA ID	Site address	Units	Comment
721	Philpots Quarry, Hook Lane, West Hoathly	33	Not compliant with the District Plan Strategy

SHELAA sites not considered further following **detailed site assessment**

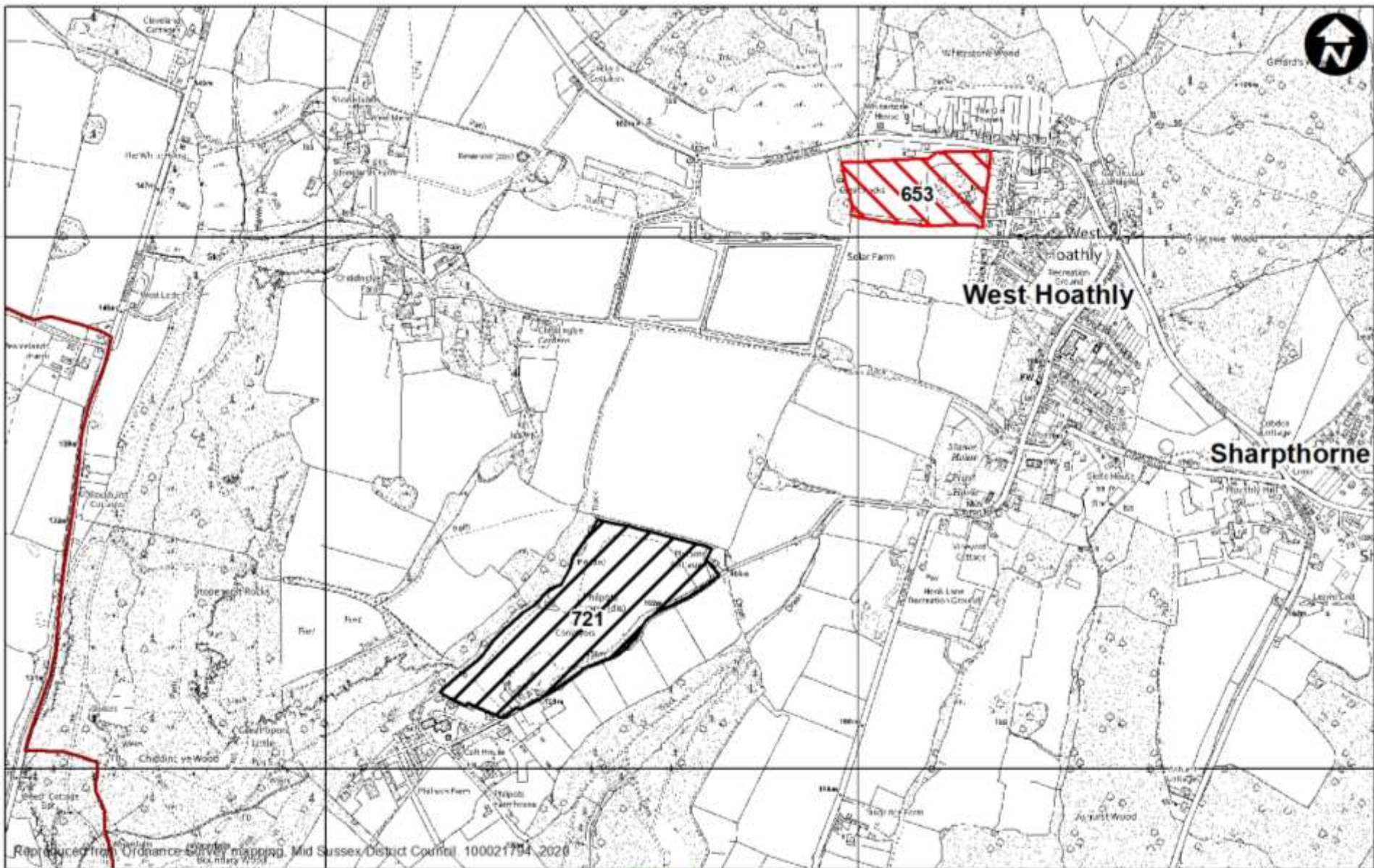
SHELAA ID	Site address	Units	Comment
653	Webbs Mead, Land West of Broadfield, West Hoathly, RH19 4QR	60	Difficulties achieving safe access without the use of third party land.



SHELAA sites not considered further following the **further evidence testing**



SHELAA ID	Site address	Units	Comment
n/a			

SHELAA sites taken forward as **proposed allocations in the DPD**

SHELAA ID	Site address	Units	Comment
n/a			



-  Sites not considered further following the High Level Site Assessment
-  Sites not considered further following the Detailed Site Assessment

-  Sites not considered further following detailed evidence testing and Sustainability Appraisal
-  Sites proposed for allocation

# **Mid Sussex District Council**

## **Site Allocation Development Plan Document**

Site Selection Paper 3: Housing Sites

### **Appendix B: Detailed site assessment pro forma**

February 2020



Available as a separate file

# **Mid Sussex District Council**

## **Site Allocation Development Plan Document**

Site Selection Paper 3: Housing Sites

### **Appendix C:**

**Summary findings of shortlisted sites against the 17 sustainability criteria set out in the Sustainability Appraisal.**

February 2020

**Appendix C: Summary findings of shortlisted sites against the 17 sustainability criteria set out in the Sustainability Appraisal.**

SA	Cat	Settlement	SHELAA ID#	Site	Yield
Mar sites	1	Burgess Hill	345	St. Wilfrids Catholic Primary School, School Close, Burgess Hill	200
		Burgess Hill	594	Land South of Southway, Burgess Hill	30
		Burgess Hill	840	Woodfield House, Isaacs Lane, Burgess Hill	30
		Burgess Hill	904	Land to the south of Selby Close, Hammonds Ridge, Burgess Hill	12
		East Grinstead	196	Land south of Crawley Down Road, Felbridge	200
		East Grinstead	770	Land south and west of Imberhorne Upper School, Imberhorne Lane, East Grinstead	550
		East Grinstead	847	East Grinstead Police Station, College Lane, East Grinstead	22
		Haywards Heath	783	Rogers Farm, Fox Hill, Haywards Heath	25
		Crawley Down	519	Land north of Burleigh Lane, Crawley Down	50
		Cuckfield	479	Land at Hanlye Lane to the east of Ardingly Road, Cuckfield	55
		Hassocks	221	Land to the north of Shepherds Walk Hassocks	130
		Ardingly	832	Land west of Selsfield Road, Ardingly	70
		Ashurst Wood	138	Land south of Hammerwood Road, Ashurst Wood	12
		Handcross	127	Land at St. Martin Close, Handcross	65
		Horsted Keynes	184	Land south of St. Stephens Church, Hamsland, Horsted Keynes	30
		Horsted Keynes	807	Land South of The Old Police House, Birchgrove Road, Horsted Keynes	25
		Sayers Common	829	Land to the north Lyndon, Reeds Lane, Sayers Common	35
		Scaynes Hill	897	Land to the rear Firlands, Church Road, Scaynes Hill	20
		Turners Hill	854	Withypitts Farm, Selsfield Road, Turners Hill	16
	4	Ansty	644	Ansty Cross Garage, Cuckfield Road, Ansty	12
	2	Burgess Hill	4	Wintons Farm, Folders Lane, Burgess Hill	13
		Burgess Hill	646	The Garage, 1 Janes Lane, Burgess Hill	9
		East Grinstead	224	Land at Brooklands Park, west of Orchard Way, East Grinstead	15
		East Grinstead	595	Land at Brookhurst, Furze Lane, East Grinstead	7
		East Grinstead	763	Carpet Right, 220 - 228 London Road, East Grinstead	24
		Haywards Heath	618	MSDC Car Park, north of Oaklands Road	8
		Haywards Heath	988	Land to the north of Old Wickham Lane, Haywards Heath	60
		Cuckfield	227	Land to the north of Glebe Road, Cuckfield	84
		Cuckfield	567	Land to East of Polestub Lane, Cuckfield	120
		Hurstpierpoint	164	Land to the rear of 78 Wickham Hill , Hurstpierpoint	18
		Lindfield	983	Land at Walstead Grange, Scamps Hill, Lindfield	270
		Bolney	264	Land south of Ryecroft Road, Bolney	5
		Bolney	526	Land east of Paynesfield, Bolney	30
		Bolney	543	Land West of London Road (north), Bolney	81
		Bolney	741	Land to west of London Road, Bolney	24
		Horsted Keynes	216	Land at Police House Field, Birch Grove Road/Danehill Lane, Horsted Keynes	10
		Sayers Common	491	Land south of Furzeland Way, Sayers Common	12
		Sayers Common	613	Land at Whitehorse Lodge, Furzeland Way, Sayers Common	9
		Turners Hill	474	Land adjacent to 18 East Street, Turners Hill	6
Mar sites	1	Burgess Hill	557	Land south of Folders Lane and east of Keymer Road, Burgess Hill	200



SA	Cat	Settlement	SHELAA ID#	Site	Yield
		Burgess Hill	738	Land east of Greenacres, Keymer Road and south of Folders Lane	<b>100</b>
		Burgess Hill	827	Land South of 96 Folders Lane, Burgess Hill	<b>40</b>
		East Grinstead	998	Old Court House, Blackwell Hollow, East Grinstead	<b>12</b>
		Haywards Heath	503	Haywards Heath Golf Course, High Beech Lane, Haywards Heath	<b>630</b>
	<b>2</b>	Hassocks	210	Land opposite Stanford Avenue, London Road, Hassocks	<b>45</b>
		Hurstpierpoint	13	Land west of Kemps, Hurstpierpoint	<b>114</b>
		Hurstpierpoint	19	Land east of College Lane, Hurstpierpoint	<b>165</b>
		Sayers Common	830	Land to the west of Kings Business Centre, Reeds Lane, Sayers Common	<b>100</b>
	<b>4</b>	Ansty	576	Land at Ansty Farm, Land north of The Lizard, (Site A), Cuckfield Road, Ansty	<b>75</b>
		Ansty	631	Challoners, Cuckfield Road, Ansty	<b>10</b>
		Ansty	784	Extension to allocated Land at Bolney Road, Ansty	<b>45</b>

	Total Sites	Total Yield
Perform Well	20	1,589
Perform Poorly	19	805
Marginal	12	1,536