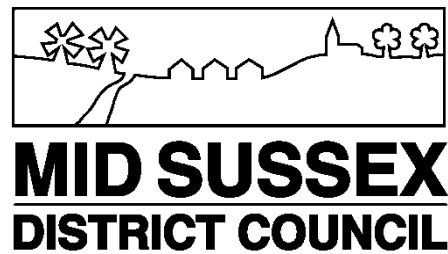


# Mid Sussex District Council



**Brownfield Land Register**

**December 2020**

## Contents

<b>1.0 Introduction .....</b>	<b>2</b>
Definition of Previously Developed Land (PDL).....	2
Brownfield Land Register Regulations Summary .....	2
Part 1 of the Brownfield Land Register .....	2
Part 2 of Brownfield Land Register.....	3
<b>2.0 Mid Sussex District Council Brownfield Land Register .....</b>	<b>3</b>
Methodology .....	4
Assessment of Sites .....	4
Consideration of Site Suitability .....	4
<b>3.0 The Brownfield Land Register .....</b>	<b>5</b>
<b>Appendix 1: Part 1 Brownfield Land Register - Sites which are suitable, available and achievable and which do not have the benefit of planning permission .....</b>	<b>6</b>
<b>Appendix 2: Part 1 Brownfield Land Register - Sites with planning permission for residential development.....</b>	<b>7</b>
<b>Appendix 3: Part 1 Brownfield Land Register - Sites which have been allocated for residential development.....</b>	<b>8</b>
<b>Appendix 4: Part 1 Brownfield Land Register - Sites which have been removed from Register .....</b>	<b>9</b>

## 1.0 Introduction

- 1.1 The Housing and Planning Act 2016 provided the primary legislation which required Local Planning Authorities to maintain a Brownfield Land Register. The Town and Country Planning (Brownfield Land Register) Regulations 2017, which came into force in April 2017, require Local Planning Authorities to prepare, maintain and publish a register of brownfield land that is suitable for residential development. The Regulations required the publication of the register by 31<sup>st</sup> December 2017 and to update it at least annually thereafter. Mid Sussex District Council submitted the first register on 21<sup>st</sup> December 2017. This document represents the 2020 update.
- 1.2 The Brownfield Land Register will provide information on brownfield land that is suitable for housing, presented in a standardised form that is up to date and available nationally. The information is publicly available and will provide certainty for developers and communities, which it is hoped, will encourage investment in local areas.
- 1.3 The Brownfield Land Register for Mid Sussex has been produced in accordance with the Town and Country Planning (Brownfield Land Register) Regulations 2017. This document explains in further detail the requirements of the Regulations and how the register has been prepared in Mid Sussex.

### Definition of Previously Developed Land (PDL)

- 1.4 The Regulations state that the definition of PDL is the same as that set out in the National Planning Policy Framework (NPPF). Annex 2 of the NPPF defines previously developed land as:

*“Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or was last occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill, where provision for restoration has been made through development management procedures; land in built-up areas such as residential gardens, parks, recreation grounds and allotments; and land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape.”*

### Brownfield Land Register Regulations Summary

- 1.5 The Brownfield Land Register is to be prepared in two parts.

**Part 1** will comprise all brownfield sites that a local planning authority has assessed as being suitable for residential development. The assessment will be made in accordance with the criteria that are set out in the Regulations. Sites with extant full planning permission, outline planning permission and permission in principle, as well as sites without planning permission should be included in the register.

**Part 2** will comprise only those sites included within Part 1 that the local planning authority has decided would be suitable for a grant of Permission in Principle (PiP).

### Part 1 of the Brownfield Land Register

- 1.6 All brownfield sites which are in the local authorities' area and which meet the set criteria must be entered in the Part 1 of the register. The criteria are:
  - Size: a site must be 0.25 hectares or larger, or is capable of supporting at least 5 dwellings;

- Suitable: if a site is allocated for residential development in a Development Plan Document it should be included on the register. A site which has planning permission or PiP for residential development should also be included. A site may also be included on the register if, in the opinion of the local planning authority, it is appropriate for residential development having regard to any adverse impact on the natural environment; the local built environment; heritage assets; local amenity and any relevant representations received.
- Available: sites are considered to be available where the relevant owner or developer has expressed an intention to sell or develop the land, and, at a date not more than 21 days before the entry date, there is no evidence indicating a change to that intention; or in the opinion of the local planning authority, there are no issues or legal impediments which might prevent residential development of the land taking place, having regard to any information publicly available on that date and any relevant representation received.
- Achievable: an achievable site is a site which is likely to be developed within 15 years of the date of entry, taking into account information that is publicly available and any relevant representations received.

### Part 2 of Brownfield Land Register

- 1.7 The inclusion of a site on Part 1 of the register does not mean it will automatically be granted planning permission or PiP. Sites entered in Part 2 of the register are granted Permission in Principle (PiP). For a site to be included in Part 2 it needs to be subject to consultation and publicity and other procedures including Screening against Environmental Impact Assessment requirements and consideration whether potential development would be subject to Habitats Regulations Assessment.
- 1.8 The PiP will set out the fundamental principles of development including location, use of land and amount of development. This will give developers/applicants/landowners more certainty that development can come forward on the site. Developers will require technical details consent before commencing the development of a site with PiP. A Technical Details Consent includes an assessment of the detailed design, mitigation of impacts and any contributions to essential infrastructure that would be required. The granting of a Technical Details Consent has the effect of granting planning permission for development.

## **2.0 Mid Sussex District Council Brownfield Land Register**

- 2.1 This section of the report provides further detail on how the Brownfield Land Register for Mid Sussex has been prepared. It sets out all sites considered to be suitable, available and achievable for residential development in accordance with the criteria set out in the Brownfield Land Register Regulations. It also sets out those sites that have full or outline planning permission or have been allocated for residential development in a development plan document, i.e. in the adopted 2018 Mid Sussex District Plan, in the Small Sites DPD or in a 'made' (adopted) Neighbourhood Plan. Together these lists of sites will form Part 1 of the register.
- 2.2 The Council will not be publishing entries in Part 2 of the register. Part 14 of the Brownfield Land Register Regulations list exemptions for certain types of land. This includes amongst others:
- Where residential development of that land could be Schedule 1 development;
  - Where residential development of that land that could be Schedule 2 development (subject to criteria);
  - Where residential development of land could be Habitats Development<sup>1</sup> (subject to criteria).

---

<sup>1</sup> Habitats Development means development which is likely to have a significant effect on a qualifying European site (either alone or in combination with other plans or projects)

- 2.3 Upon publication of the 2017 register, Mid Sussex District Council concluded that any new development proposed through Part 2 must be subject to Habitats Regulations Assessment, so that any potential negative impacts on the Ashdown Forest SPA and SAC (situated in neighbouring Wealden district) could be assessed. Therefore, no sites were included on Part 2 of the 2017 register. This situation has been reviewed for the 2020 register however the situation remains unchanged.

### Methodology

- 2.4 The 2020 Brownfield Land Register provides an update to the 2018 version.
- 2.5 The Council's Strategic Housing and Economic Land Availability Assessment (SHELAA) (2020) has been used as the basis for the 2020 register update. The SHELAA provides a comprehensive database of all potential housing and employment sites across the district. It also includes information on sites that are commitments i.e. those that have planning permission or are allocated for residential development. The SHELAA has therefore been used to update Appendix 2 – sites with planning permission and Appendix 3 – sites allocated for residential development (this has included removing sites where development has completed).

### Assessment of Sites

- 2.6 The list of sites identified from the sources set out above was considered against the suitable, available and achievable requirements as set out in Regulation 4 of the Brownfield Land Register Regulations.

### Consideration of Site Suitability

- 2.7 The Planning & Compulsory Purchase Act 2004 (as amended by the Housing and Planning Act 2016) requires that when preparing registers of Land, Local Planning Authorities must also have regard to:
- the Development Plan;
  - national policies and advice; and
  - any guidance issued by the Secretary of State.
- 2.8 The Mid Sussex District Plan was adopted in March 2018. In addition to the site suitability criteria set out in the regulations, the policies in the Mid Sussex District Plan are also relevant to consideration of which sites to include in the Brownfield Land Register, along with 'made' Neighbourhood Plans and the National Planning Policy Framework.
- 2.9 The District Plan sets out a clear strategy for growth in Mid Sussex. Policy DP4: Housing sets out a spatial distribution of housing, and seeks to direct development towards the most sustainable locations i.e. those locations with services and facilities to support development. Development at these locations can take place if the policy criteria are met. Policy DP6: Settlement Hierarchy allows for small scale development, contiguous with settlement boundaries. Sites that do not meet these criteria have therefore been excluded from the Brownfield Land Register.
- 2.10 District Plan Policy DP1: Sustainable Economic Development seeks to protect existing employment land and premises unless it can be demonstrated that there is no reasonable prospect of its use or continued use for employment or it can be demonstrated that its loss is outweighed by the benefits or relative need for the proposed alternative use. Where a site is in active employment use or has an established use as an employment site, it has not been included in the Brownfield Land Register unless the requirements of DP1 have been met.

### 3.0 The Brownfield Land Register

3.1 The Brownfield Land Register is set out in a series of tables contained within the four appendices.

**Appendix 1:** Part 1 Brownfield Land Register - Sites which are suitable, available and achievable and which do not have the benefit of planning permission.

**Appendix 2:** Part 1 Brownfield Land Register - Sites with planning permission for residential development

**Appendix 3:** Part 1 Brownfield Land Register - Sites which have been allocated for residential development

**Appendix 4:** Part 1 Brownfield Land Register – Sites which have been removed from Register

3.2 Alternatively, an online register of these sites has also been prepared that meets the requirements of the standardised open spreadsheet, and has been uploaded to [data.gov.uk](https://data.gov.uk) in the required format. Accompanying this spreadsheet is the mapping data for each of the sites.

**Appendix 1: Part 1 Brownfield Land Register - Sites which are suitable, available and achievable and which do not have the benefit of planning permission**

Reference	Parish	Site Address	Area (ha)	Dwellings
SHLAAID446	Burgess Hill	48-50 Junction Road, Burgess Hill	0.38	6
SHLAAID824	Burgess Hill	Fire Station, The Brow, Burgess Hill	0.24	20
SHLAAID763	East Grinstead	Carpet Right, 220 - 228 London Road, East Grinstead	0.14	24
SHLAAID847	East Grinstead	East Grinstead Police Station, College Lane, East Grinstead	0.42	22
SHLAAID961	East Grinstead	1-5 Queens Walk and 22-26 London Road, East Grinstead	0.35	160
SHLAAID375	Hassocks	National Tyre Centre, 60 Keymer Road, Hassocks	0.14	20
				<b>252</b>

**Appendix 2: Part 1 Brownfield Land Register - Sites with planning permission for residential development**

Reference	Parish	Site Address	Area (ha)	Dwellings
SHLAAID1009	Ardingly	The Oak Inn Street Lane Ardingly	0.2	5
SHLAAID470	Ashurst Wood	Wealden House, Lewes Road, Ashurst Wood	1.6	50
SHLAAID45	Burgess Hill	Former Sewage Works, Fairbridge Way, Burgess Hill	10.5	325
SHLAAID447	Burgess Hill	The Emperor Restaurant, Cyprus Road, Burgess Hill	0.05	12
SHLAAID528	Burgess Hill	Martlets Shopping Centre, Burgess Hill	2.27	142
SHLAAID975	Burgess Hill	Jubilee House Cyprus Road Burgess Hill	0.1	14
SHLAAID981	Burgess Hill	Day Centre Royal George Road Burgess Hill	0.16	8
SHLAAID369	East Grinstead	53-59 Lingfield Road, East Grinstead	0.12	11
SHLAAID409	East Grinstead	Sussex House, London Road, East Grinstead	0.24	8
SHLAAID759	East Grinstead	Tower Car Sales, Tower Close, East Grinstead	0.05	5
SHLAAID773	East Grinstead	Superdrug, 78 London Road, East Grinstead	0.44	11
SHLAAID923	East Grinstead	49 Queens Road, East Grinstead	0.15	14
SHLAAID746	East Grinstead	Land south of Phoenix House, Cantelupe Road, East Grinstead	0.10	12
SHLAAID531	Haywards Heath	Land north of 99 Reed Pond Walk, Franklands Village, Haywards Heath	0.48	24
SHLAAID767	Haywards Heath	11 Boltro Road, Haywards Heath	0.014	7
SHLAAID744	Haywards Heath	NCP Car Park, Harlands Road, Haywards Heath	0.21	40
SHLAAID619	Haywards Heath	Beech Hurst Depot, Bolnore Road, Haywards Heath	0.8	18
SHLAAID321	Slaugham	Seaspace House, Brighton Road, Handcross	0.2	7
SHLAAID488	Worth	Palmers Autocare Centre, Turners Hill Road, Crawley Down	0.18	8
				721



### Appendix 3: Part 1 Brownfield Land Register - Sites which have been allocated for residential development

Reference	Parish	Site Address	Area (ha)	Dwellings
SHLAAID188	Balcombe	Land opposite Newlands, (Spring Field Shaw), London Road, Balcombe	0.3	10
SHLAAID82	Bolney	Motorcycle Workshop (former G&W Motors), London Road, Bolney	0.3	10
SHLAAID83	Burgess Hill	Burgess Hill Station yard/car park, Burgess Hill	1.75	100
SHLAAID84	Burgess Hill	The Oaks Centre, Junction Road, Burgess Hill	0.42	12
SHLAAID92	Burgess Hill	Open air market, Cyprus Road, Burgess Hill	0.4	25
SHLAAID544	Burgess Hill	Western side of Victoria Road, Burgess Hill	4.4	80
SHLAAID756	Burgess Hill	Land at the Brow, Burgess Hill	0.79	100
SHLAAID480	Cuckfield	Courtmeadow School, Hanlye Lane, Cuckfield	0.64	10
SHLAAID441	East Grinstead	67-69 Railway Approach, East Grinstead	0.09	10
SHLAAID510	East Grinstead	Imberhorne Lane car park, Imberhorne Lane, East Grinstead	0.18	18
SHLAAID559	East Grinstead	East Grinstead Delivery Office, 76 London Road, East Grinstead	0.15	12
SHLAAID444	East Grinstead	Warrenside, College Lane, East Grinstead	0.17	12
SHLAAID36	Hassocks	Land adjacent to Station Goods Yard, Keymer Road, Hassocks	0.31	16
SHLAAID106	Hassocks	Station Goods Yard, Hassocks	1.35	70
SHLAAID597	Haywards Heath	Land rear of Devon Villas, Western Road, Haywards Heath	0.25	9
				494

#### Appendix 4: Part 1 Brownfield Land Register - Sites which have been removed from Register

Reference	Parish	Site Address	Area (ha)	Dwellings	Reason
SHLAAID646	Burgess Hill	The Garage, 1 Janes Lane, Burgess Hill	0.13	9	Commercial permission implemented
SHLAAID430	Ardingly	Victoria House, College Road, Ardingly	0.09	5	Permission implemented
SHLAAID730	Burgess Hill	69 Victoria Road, Burgess Hill	0.18	14	Permission implemented
SHLAAID73	Burgess Hill	Covers Timber Yard, 107 Fairfield Road, Burgess Hill	0.4	15	Permission implemented
SHLAAID501	Burgess Hill	Land north of 67 Victoria Road, Burgess Hill	0.19	12	Permission implemented
SHLAAID535	Burgess Hill	70 Station Road, Burgess Hill	0.21	13	Permission implemented
SHLAAID729	East Grinstead	L/A Greenstede House, Wood Street, East Grinstead	0.1	11	Permission implemented
SHLAAID324	East Grinstead	Meadway Garage, Lowdells Lane, East Grinstead	0.16	7	Permission implemented
SHLAAID768	East Grinstead	Martells Store, 1-4 Normans Gardens, East Grinstead	0.5	129	Permission implemented
SHLAAID778	East Grinstead	Wallis Centre, De La Warr Road, East Grinstead	0.18	7	Permission implemented
SHLAAID926	East Grinstead	18 Station Road, East Grinstead	0.02	6	Permission implemented
SHLAAID323	East Grinstead	Premier House, Garland Road, East Grinstead	0.13	14	Permission implemented
SHLAAID259	East Grinstead	218 London Road, East Grinstead	0.06	14	Permission implemented
SHLAAID403	East Grinstead	Nonsuch Cottage, Lowdells Lane, East Grinstead	0.12	6	Permission implemented
SHLAAID697	East Grinstead	Garland Court, Garland Road, East Grinstead	0.25	49	Permission implemented
SHLAAID472	Hassocks	Stafford House, 91 Keymer Road, Hassocks	0.8	14	Permission implemented
SHLAAID732	Haywards Heath	The Priory, Syresham Gardens, Haywards Heath	0.6	53	Permission implemented
SHLAAID199	Haywards Heath	Land to rear of 151 Western Road, Haywards Heath	0.39	14	Permission implemented
SHLAAID954	Haywards Heath	3 Heath Square, Boltro Road, Haywards Heath	0.01	6	Permission implemented
SHLAAID702	Haywards Heath	6 Heath Sqaure, Boltro Road, Haywards Heath	0.08	9	Permission implemented
SHLAAID767	Haywards Heath	11 Boltro Road, Haywards Heath	0.014	7	Alternative permission 4 units implemented
SHLAAID377	Haywards Heath	Sussex House, 23 Cuckfield Road, Hurstpierpoint	0.019	12	Permission implemented
SHLAAID765	Slaugham	Slaugham Manor, Slaugham Place, Slaugham.	2.3	24	Permission implemented
SHLAAID762	Slaugham	Sherwood Works, Brighton Road, Handcross	0.16	7	Permission implemented
SHLAAID728	West Hoathly	Ravenswood Hotel, Horsted Lane, Sharpthorne	3.19	12	Permission expired, hotel use continuing

469