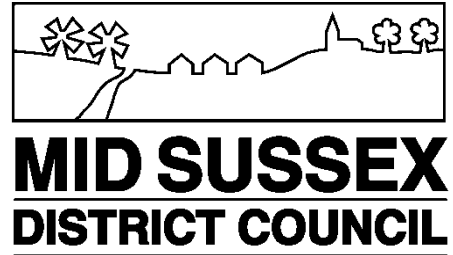


**Mid Sussex
District Council**



Site Allocations DPD

MSDC-02c (ii): Matter 3 Q3.3 - Quantitative and Qualitative aspects of housing provision

14th May 2021

Matter 3.3

Can each of the following housing allocations demonstrate their sustainability and deliverability in relation to the following considerations:

SA12: Land South of 96 Folders Lane, Burgess Hill [40 dwellings].
(i) the willingness (or otherwise) of the landowner(s) to implement their sites on the basis of the relevant policy;
<p>The site is in the ownership of a house builder (Jones Homes) who are currently building out the adjacent site to the west, which is intended to provide a shared access for both sites. Prior to Regulation 18 a planning application was submitted on the site by Jones Homes (withdrawn) [DM/19/0276]. Jones Homes have made no objection to the proposed policy requirements.</p> <p>The promoter intends to submit for pre-application advice in July 2021 and full planning October 2021 and they intend to implement within the first 5 years of the plan.</p>
(ii) safe and secure access, which can be provided within the ownership of the allocated site, or does the scheme rely on the acquisition of off-site land;
<p>Transport Assessment [SA12.4] submitted in support of withdrawn planning application DM/18/0276 for 43 dwellings, was considered by WSCC Highway Authority who, with the imposition of recommended conditions, raised no objection on highways grounds to the proposed quantum or access.</p>
(iii) any conflict with a made Neighbourhood Plan;
<p>The site is not in an area covered by a Neighbourhood Plan.</p>
(iv) any conflict with national planning policy;
<p>None identified</p>
(v) any significant infrastructure considerations, including vehicular access, traffic circulation and highway and pedestrian safety, flooding, drainage and sewerage implications; are any of these 'showstoppers';
<p>There are no significant infrastructure requirements associated with the development of this site.</p> <p>Strategic Transport Assessment [T7] identified no remaining severe impacts at any junctions in the vicinity of the site. In addition, a more detailed site-specific assessment has also been undertaken by the promoter and the Transport Assessment [SA12.4], submitted with the withdrawn planning application did not include any significant infrastructure requirements and raised no objection from the Highway Authority on any other grounds.</p> <p>A Drainage Strategy Statement was submitted with the withdrawn planning] application and comments were received from WSCC in its capacity as Lead Local Flood Authority (LLFA). These comments sought further information, stating that the majority of the site is at low risk from surface and ground water flooding, although a small area at the northern end of the site, adjacent to Folders Lane is at higher risk of surface water flooding and any existing surface water paths across the site should be maintained and mitigated. Site-specific requirements to address flood risk are set out in the draft policy for SA12 and this would not affect the yield.</p> <p>There are no 'showstoppers' which could impact on the deliverability of the site.</p>
(vi) any significant impact on the living conditions of neighbouring occupiers, or future occupiers of the proposed development;
<p>None identified.</p>

(vii) any significant impact on the quality of the landscape, e.g. the integrity of any green gaps, and the ecology of the site and the surrounding area, and proximity to ancient woodland;

No significant impacts on the quality of the landscape have been identified.

The site is undeveloped greenfield and therefore has some landscape and ecological sensitivity, it is also located c.350-400m from the boundary of the South Downs National Park. However, in the context of Burgess Hill being a Category 1 settlement and mindful of the existing development activity at the adjacent parcel of land it is considered that the site offers a sustainable location for growth.

The site promoter has submitted a Landscape and Visual Impact Assessment [SA12.4] which concludes the site is suitable for medium yield development as proposed in the allocation. The report concludes moderate short-term adverse effect on landscape character and visual amenity reducing to minor mid to long term on landscape character and minor to negligible on visual amenity, depending on whether the trees are in leaf. The resultant effects on the setting of the National Park are considered to be negligible. The SDNP have not objected to the principle of development on this site [DC11].

The promoter has also submitted a Preliminary Ecological Appraisal [SA12.6] which includes a phase 1 habitat survey an appraisal of the existing ecological resource within the site and its surroundings along with suggested further surveys and potential mitigation measures.

Site specific policy criteria are set out in the draft policy requirements to address these sensitivities through the detailed design and planning application stage.

(viii) any impact on Conservation Areas, heritage assets or areas of archaeological significance;

The site is remote from any conservation area or heritage asset.

The draft policy requirements include the need for a pre-determination evaluation and appropriate mitigation strategy in relation to archaeology.

(ix) access to shops, schools, health provision and services, community facilities, public transport and employment, i.e. is the location sustainable;

The site is at the south eastern perimeter of Burgess Hill and as such is more than a 20-minute walk to the town centre services and facilities. Birchwood Grove County Primary School is located less than 20-minute walk away from the site. As set out in the IDP [IV1] the allocation would contribute towards sustainable transport measures both in the immediate vicinity of the site and the bus and rail interchange and Burgess Hill.

In the context of Burgess Hill being a Category 1 settlement and performs well in the Sustainability Appraisal [SA] in relation to housing and regeneration objectives, whilst minor negative effects are anticipated in relation to the social objectives on the basis the Norther Arc development will provide new facilities later in the plan period which are not in situ at the current time. In addition, being mindful of the existing development activity at the adjacent parcel of land it is considered that the site offers a sustainable location for growth on balance with opportunities to improve public transport provision.

(x) contamination or other ground or stability issues;

None identified.

(xi) any other material considerations which could impact on the sustainability of the proposed allocation?

None identified.

**SA13: Land East of Keymer Road and South of Folders Lane, Burgess Hill
[300 dwellings]**

(i) the willingness (or otherwise) of the landowner(s) to implement their sites on the basis of the relevant policy;

The site is in the ownership of house builder Thakeham Homes (northern parcel and option over third party land between the two parcels) and Persimmon Homes (Southern Parcel).

The promoters intend to submit for pre-application advice in the second quarter of 2021 with full planning application in the third quarter of 2021 and have expressed an interest in entering into a PPA with the council; the parties intend to implement within the first 5 years of the plan.

The site promoter made a comment at Regulation 19 regarding lack of flexibility regarding requirement for 'central open space' and around the quantum. The yield for each of the sites is based on the evidence available, in consultation with the site promoters and is not a definitive requirement. A subsequent more detailed planning application may demonstrate higher or lower quantum is more appropriate.

In relation to open space the policy does not restrict the design to only one area of open space but encourages a central area for good urban design and landscape reasons to create a strong focus for the development and encourage higher density adjacent and away from the southern portion of the site.

(ii) safe and secure access, which can be provided within the ownership of the allocated site, or does the scheme rely on the acquisition of off-site land;

A positive pre-application response from WSCC Highway Authority (HA) highlighting no 'severe' impacts are identified on the local highway network, subject to appropriate contributions being provided. WSCC HA also confirmed the northern access via Greenacres, which is in Thakeham's control, is considered acceptable as a single point of access, with emergency access via Broadlands to the south eastern side of the site.

(iii) any conflict with a made Neighbourhood Plan;

The site is not in an area covered by a Neighbourhood Plan.

(iv) any conflict with national planning policy;

None identified.

(v) any significant infrastructure considerations, including vehicular access, traffic circulation and highway and pedestrian safety, flooding, drainage and sewerage implications; are any of these 'showstoppers';

There are no significant infrastructure requirements associated with the development of this site.

The Strategic Transport Assessment [T7] identified no remaining severe impacts at any junctions in the vicinity of the site, nor did the detailed site-specific transport assessment submitted to WSCC during pre-applications discussions. No objection has been raised by the Highway Authority.

The promoter has also submitted a Flood Risk and SuDS Appraisal Technical Note [SA13.5] to provide details of existing site conditions, assessing potential sources of flood risk and potential surface water drainage options. Constraints and opportunities are identified with regards to flood risk and drainage and concludes there are no major issues arising from flood risk or drainage.

A Utilities and Services Appraisal Note has also been submitted by the promoter [SA13.3] which confirms there are no major issues from a utilities perspective.

Site specific policy criteria are set out in the draft policy requirements to address these sensitivities through the detailed design and planning application stage.

There are no 'showstoppers' which could impact on the deliverability of the site.

(vi) any significant impact on the living conditions of neighbouring occupiers, or future occupiers of the proposed development;

None identified

(vii) any significant impact on the quality of the landscape, e.g. the integrity of any green gaps, and the ecology of the site and the surrounding area, and proximity to ancient woodland;

No significant impacts on the quality of the landscape have been identified.

The site is remote from any ancient woodland.

The boundary of the national park runs parallel with the eastern boundary of the site and continues to the south beyond Wellhouse Lane. The site promoters have submitted a Landscape and Visual Impact Assessment and concept masterplan [SA13.1] which concludes the site is of medium-low landscape sensitivity and is capable of accommodating development as proposed in the concept masterplan and in line with the draft policy requirements without resulting in significant harm to landscape character, or views, including the South Downs National Park (SDNP). The site-specific policy requirements have evolved to aim to address SDNP comments in relation to Urban Design and Landscape Considerations. The SDNP have not objected to the principle of development in this site [DC11].

The promoter has also submitted an Ecological Delivery Report [SA13.2] which includes Extended Phase 1 Habitat surveys and further Phase 2 surveys to determine what species were present across the site to identify the main habitat types and the presence/potential presence of protected and notable species. The report recommends potential mitigation and enhancement measures.

(viii) any impact on Conservation Areas, heritage assets or areas of archaeological significance;

The site is remote from any conservation area.

There is a Grade II listed building (High Chimneys) located outside the site adjacent to the north west corner. A Heritage Statement [SA13.3] has been submitted which concludes the sites archaeological potential is likely to be low-moderate for all periods.

Recommendations in relation to landscaping and layout are made to mitigate any impacts on the significance of the listed asset, which are identified as being likely to be towards the lower end of 'less than substantial'.

Site specific policy wording for SA13 is also proposed to further reinforce heritage requirements of the development, including archaeology.

(ix) access to shops, schools, health provision and services, community facilities, public transport and employment, i.e. is the location sustainable;

The site is less than 10-minute walk from the nearest school, Birchwood Grove Primary School and 10-15 minute walk from local services and health facilities in the town centre and has good access to public transport, and the site 15 minute walk from Burgess Hill train Station.

(x) contamination or other ground or stability issues;

None identified.

(xi) any other material considerations which could impact on the sustainability of the proposed allocation?

None identified

SA14: Land South of Selby Close, Hammonds Ridge, Burgess Hill [12 flats plus community use]

(i) the willingness (or otherwise) of the landowner(s) to implement their sites on the basis of the relevant policy;

The site is in the ownership of Mid Sussex District Council and the Council is committed to enabling housing on this site. There is no evidence that the landowner will not develop the site in accordance with the quantum and development principle of SA14.

(ii) safe and secure access, which can be provided within the ownership of the allocated site, or does the scheme rely on the acquisition of off-site land;

There is safe and secure access from Hammonds Ridge or Edwin Street. The Council is able to access the site from Hammonds Ridge which provides direct access onto the public highway from land with the landowner's control.

(iii) any conflict with a made Neighbourhood Plan;

There is no conflict with the Burgess Hill Neighbourhood Plan made in January 2016 [O5].

(iv) any conflict with national planning policy;

There is no conflict with national planning policy.

(v) any significant infrastructure considerations, including vehicular access, traffic circulation and highway and pedestrian safety, flooding, drainage and sewerage implications; are any of these 'showstoppers';

There are no significant infrastructure requirements associated with the development of this site.

No comments were received from WSCC Highways Authority at Regulation 19 Stage. No issues have been identified in the Strategic Transport Assessment [T7], however, a detailed transport assessment will be secured at the planning application stage to ensure highway safety is maintained and safe access is achieved.

The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk. The policy wording for SA14 includes: 'Design surface water drainage to minimise run off, to incorporate SuDS and to ensure that flood risk is not increased'.

No known sewerage implications.

Reinforcement of the gas network is required [SGN – Representation ID number 624]. The site promoter is encouraged to contact SGN regarding connection to the gas network.

There are no 'showstoppers' which would impact on the deliverability of the site.

(vi) any significant impact on the living conditions of neighbouring occupiers, or future occupiers of the proposed development;

The site is a vacant site surrounded by existing housing. However, no significant impacts with regards to living conditions of neighbouring occupiers have been identified. Matters of residential amenity will be considered in more detail at the planning application stage.

(vii) any significant impact on the quality of the landscape, e.g. the integrity of any green gaps, and the ecology of the site and the surrounding area, and proximity to ancient woodland;

This is a vacant site on previously developed land and surrounded by housing. The site is not affected by ancient woodland.

(viii) any impact on Conservation Areas, heritage assets or areas of archaeological significance;

There are no conservation areas, listed buildings, other heritage assets or areas of archaeological significance within or adjacent to the site.

(ix) access to shops, schools, health provision and services, community facilities, public transport and employment, i.e. is the location sustainable;

The site is in a sustainable location. Although the site is about a 20-minute walk to schools and healthcare facilities, it is well located to access other local services and goods and is served by reasonable public transport options. The site is close to employment opportunities at the nearby Victoria Business Park.

(x) contamination or other ground or stability issues;

No known contamination or ground stability issues.
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(xi) any other material considerations which could impact on the sustainability of the proposed allocation?
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None known.

SA15: Land South of Southway, Burgess Hill [30 dwellings].

(i) the willingness (or otherwise) of the landowner(s) to implement their sites on the basis of the relevant policy;

The site promoter is promoting the land for residential development on behalf of the landowner. The allocation is supported, and the developer questionnaire confirms 30 dwellings are to be delivered on the site. The site promoter has indicated that the planning application process will start this year (pre-application in October 2021 and submission of a planning application in February 2022).

(ii) safe and secure access, which can be provided within the ownership of the allocated site, or does the scheme rely on the acquisition of off-site land;

There is safe and secure access from Linnet Lane. There is direct access onto the public highway from land within the applicant's control.

(iii) any conflict with a made Neighbourhood Plan;

The Burgess Hill Neighbourhood Plan made in January 2016 [O5] designates this site as part of a wider Local Green Space. The housing allocation part of SA15 would represent only a small loss of the Local Green Space, and an even smaller (minimal) proportion of the total open space in this vicinity of the site. This part of Burgess Hill is well-served by publicly accessible open space therefore any loss of this small area of Local Green Space would not be detrimental to the local community.

The land proposed to be allocated for housing and open space through SA15 is currently overgrown (dense scrub) and inaccessible. There is a public right of way running south-west to north-east across the SA15 land but fencing on both sides of this right of way prevents access to the rest of the land as does dense scrub surrounding the proposed allocation. The open space allocation in SA15 would enable more of this Local Green Space to be accessible as well as providing improved green infrastructure and amenity space. There is no intention from the landowner to make the site available as publicly accessible Local Green Space.

Further information relating to the Local Green Space can be found in MSDC-01 Question 5 (iv) and (v).

(iv) any conflict with national planning policy;

Paragraph 30 of the NPPF allows policies in neighbourhood plans to be superseded by strategic or non-strategic policies that are adopted subsequently. It is intended that Policy SA15 of the Sites DPD would only supersede that part of Local Green Space designation that would be affected by built development; the rest of the Local Green Space designation would remain including an enhanced area of open space allocated in Policy SA15 totalling 0.34ha.

The Council also considers that the small part of the Local Green Space that would be developed by housing through Policy SA15 would not meet the policy tests set out in paragraph 100 of the NPPF if it were proposed to be designated today.

(v) any significant infrastructure considerations, including vehicular access, traffic circulation and highway and pedestrian safety, flooding, drainage and sewerage implications; are any of these 'showstoppers';

There are no significant infrastructure requirements associated with the development of this site.

No comments were received from WSCC Highways Authority at Regulation 19 Stage. No issues have been identified in the Strategic Transport Assessment [T7], however, a detailed transport assessment will be secured at the planning application stage to ensure highway safety is maintained and safe access is achieved. The site promoter has prepared a Transport Technical Note [SA15.2] and received pre-application advice from WSCC Highways [SA15.3].

The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk. The policy requires surface water drainage to be addressed.

No known sewerage implications.

Reinforcement of the gas network is required [SGN – Representation ID number 624]. The site promoter is encouraged to contact SGN regarding connection to the gas network. There are no 'showstoppers' which would impact on the deliverability of the site.
(vi) any significant impact on the living conditions of neighbouring occupiers, or future occupiers of the proposed development;
The site is an overgrown and inaccessible site surrounded by existing housing and some open space. No significant impacts with regards to living conditions of neighbouring occupiers have been identified. Matters of residential amenity will be considered in more detail at the planning application stage.
(vii) any significant impact on the quality of the landscape, e.g. the integrity of any green gaps, and the ecology of the site and the surrounding area, and proximity to ancient woodland;
The site is an overgrown and inaccessible site surrounded by housing. The site is not affected by ancient woodland. There are TPOs on the eastern boundary of the site which is recognised in policy wording. The allocation will deliver an improved area of open space, green infrastructure and biodiversity net gain. The site promoter has undertaken a Preliminary Ecological Appraisal [SA15.4].
(viii) any impact on Conservation Areas, heritage assets or areas of archaeological significance;
There are no conservation areas, listed buildings, other heritage assets or areas of archaeological significance within or adjacent to the site.
(ix) access to shops, schools, health provision and services, community facilities, public transport and employment, i.e. is the location sustainable;
The site is in a sustainable location. The site is less than a 10 minute walk to local services and schools and a 10-15 minute walk to healthcare facilities. It is served by fair public transport options. The site is close to employment opportunities at the nearby Victoria Business Park.
(x) contamination or other ground or stability issues;
No known contamination or ground stability issues.
(xi) any other material considerations which could impact on the sustainability of the proposed allocation?
None known.

SA16: Land St Wilfrid's Catholic Primary School, School Close, Burgess Hill [200 dwellings].

(i) the willingness (or otherwise) of the landowner(s) to implement their sites on the basis of the relevant policy;

West Sussex County Council is leading on the master planning work for this site. A One Public Estate Fund bid secured £75K to fund design and feasibility work for the site. This work is ongoing. St Wilfrid's is a feeder school to a nearby senior school St Paul's Catholic College in Burgess Hill and the Diocese are wanting to relocate to an adjacent to create a campus based on the two school's co-location. They have also undertaken feasibility work to determine whether there is sufficient capacity at St Paul's, have engaged with WSCC Education team and are keen to progress with the relocation.

No objection was received during the Regulation 19 consultation and no objection to the policy requirements from the site promoter.

(ii) safe and secure access, which can be provided within the ownership of the allocated site, or does the scheme rely on the acquisition of off-site land;

Access to the site already exists and no comments were received from WSCC Highways Authority at the Regulation 19 stage.

(iii) any conflict with a made Neighbourhood Plan;

Burgess Hill Neighbourhood Plan (BHNP) [O5] TC3 – The Brow Quarter covers the wider area of The Brow/Civic Way and Queen Elizabeth Avenue and includes 'relocation of St Wilfrid's School within the Quarter' as an area with the potential for re-development. SA16 is providing a clearer, more detailed policy framework for the delivery of the opportunity identified in the neighbourhood Plan. Therefore, there is no conflict with the made Neighbourhood Plan.

(iv) any conflict with national planning policy;

None identified.

(v) any significant infrastructure considerations, including vehicular access, traffic circulation and highway and pedestrian safety, flooding, drainage and sewerage implications; are any of these 'showstoppers';

There are no significant infrastructure requirements associated with the development of the site.

No issues have been identified in the Strategic Transport Assessment [T7] however a detailed transport assessment will be secured at the planning application stage to ensure highway safety is maintain and safe access is achieved to serve new use.

Southern Water's infrastructure crosses the site for which account will need to be made and site-specific policy requirements identify along with a requirement to incorporate SuDS to minimise surface water run-off.

The policy requirements are drafted to address these impacts through the detailed application process.

There are no 'showstoppers' which could impact on the deliverability of the site.

(vi) any significant impact on the living conditions of neighbouring occupiers, or future occupiers of the proposed development;

The site is within a built-up area of Burgess Hill and as such the Urban Design Principles has sought to highlight the sensitivities to the north where domestic-scale properties on Norman Road have gardens that back onto the site. Matters of residential amenity will be considered in more detail at the planning application stage.

(vii) any significant impact on the quality of the landscape, e.g. the integrity of any green gaps, and the ecology of the site and the surrounding area, and proximity to ancient woodland;

The site is built-up with the exception of the playing field which offers limited opportunities for biodiversity. Any application would need to determine the presence or not of any protected species and will be required to boost biodiversity on the site through the design.

(viii) any impact on Conservation Areas, heritage assets or areas of archaeological significance;

The site is remote from any conservation area.

The Grade II* Listed St John's Church is located north east of the site and site-specific policy wording requires any development to protect important views from within the site.

(ix) access to shops, schools, health provision and services, community facilities, public transport and employment, i.e. is the location sustainable;

The site is in a town centre location with access to a wide range of services and uses are less than 5 minutes' walk in the town centre, the nearest school is between 10-15 minute walk and the site is served by good public transport.

(x) contamination or other ground or stability issues;

There is potential for contaminated land on site due to historic uses on or adjacent which will be required to be addressed through a detailed application and requirement to do so it set out in the site-specific policy.

(xi) any other material considerations which could impact on the sustainability of the proposed allocation?

None identified.

SA17: Woodfield House, Isaac's Lane, Burgess Hill [30 dwellings].

(i) the willingness (or otherwise) of the landowner(s) to implement their sites on the basis of the relevant policy;

Outline planning permission was granted on the 11th September 2020 for 30 dwellings (DM/19/3769).

(ii) safe and secure access, which can be provided within the ownership of the allocated site, or does the scheme rely on the acquisition of off-site land;

Details regarding access are set out in the planning permission. When considering the planning application, WSCC Highways Authority concluded 'The LHA does not consider that the proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network'.

(iii) any conflict with a made Neighbourhood Plan;

The site is not in an area covered by a Neighbourhood Plan.

(iv) any conflict with national planning policy;

There is no conflict with national planning policy.

(v) any significant infrastructure considerations, including vehicular access, traffic circulation and highway and pedestrian safety, flooding, drainage and sewerage implications; are any of these 'showstoppers';

There are no significant infrastructure requirements associated with the development of the site.

The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.

No known sewerage implications.

Reinforcement of the gas network is required [SGN – Representation ID number 624]. The site promoter is encouraged to contact SGN regarding connection to the gas network.

There are no 'showstoppers' which could impact on the deliverability of the site.

(vi) any significant impact on the living conditions of neighbouring occupiers, or future occupiers of the proposed development;

The site is bounded on three sides by the Northern Arc strategic allocation and detailed planning consent is yet to be granted on this part of the site. There are currently no neighbouring occupiers in the vicinity of the site.

(vii) any significant impact on the quality of the landscape, e.g. the integrity of any green gaps, and the ecology of the site and the surrounding area, and proximity to ancient woodland;

No significant impacts on the quality of the landscape have been identified.

The site is bounded on three sides by the Northern Arc strategic allocation and the landscape setting of this site will change significantly as the Northern Arc site is built out.

The site is not affected by ancient woodland, but there is a group Tree Preservation Order in the southern and western areas of the site. The policy wording for SA17 includes: 'High quality substantial new planting of native trees is required, should these be lost to provide access from Isaac's Lane. All other TPO trees on the site are to be retained'.

(viii) any impact on Conservation Areas, heritage assets or areas of archaeological significance;

There are no conservation areas, listed buildings, other heritage assets or areas of archaeological significance within or adjacent to the site.

(ix) access to shops, schools, health provision and services, community facilities, public transport and employment, i.e. is the location sustainable;

Once the Northern Arc has been completed, there will be good access to services and facilities and the site will be in a sustainable location.

(x) contamination or other ground or stability issues;

No known contamination or ground stability issues.

(xi) any other material considerations which could impact on the sustainability of the proposed allocation?

None known.

SA18: Former East Grinstead Police Station, College Lane, East Grinstead [22 dwellings].

(i) the willingness (or otherwise) of the landowner(s) to implement their sites on the basis of the relevant policy;

The landowner, Sussex Police, has advised that they will start the planning application process to develop the site later this year (pre-application June 2021, outline planning permission December 2021) with the intention to complete the site in 2023/2024. The landowner has been working with Raven Housing Trust to develop a masterplan for the site. Although the terms of the deal are still subject to negotiation, Raven Housing Trust is authorised to submit pre-applications to Mid Sussex District Council for approximately 23 units.

(ii) safe and secure access, which can be provided within the ownership of the allocated site, or does the scheme rely on the acquisition of off-site land;

The proposed allocation is a brownfield site formerly accommodating a police station. Therefore, the site benefits from existing safe and secure access.

(iii) any conflict with a made Neighbourhood Plan;

The East Grinstead Neighbourhood Plan was made in 2016 [O11], and therefore pre-dates the adoption of the District Plan in 2018 which identifies a minimum residual housing requirement. Reasons for the proposed allocation against the existing development plan is fully evidenced and justified in Site Selection Papers [SSP1-3].

The site is located outside the currently adopted Built-up Area Boundary of East Grinstead and is therefore covered by East Grinstead Neighbourhood Plan Policy EG2 – Areas of Development Constraint and EG2a – Preventing Coalescence. Policy EG5 supports the principle of development on previously developed sites

(iv) any conflict with national planning policy;

No conflict has been identified with national planning policy.

(v) any significant infrastructure considerations, including vehicular access, traffic circulation and highway and pedestrian safety, flooding, drainage and sewerage implications; are any of these 'showstoppers';

There are no significant infrastructure requirements associated with the development of the site. No issues have been identified in the Strategic Transport Assessment [T7] however a detailed transport assessment will be secured at the planning application stage to ensure highway safety is maintain and safe access achieved. Contributions towards sustainable transport will also be sought. The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk. No known sewerage implications. There are no 'showstoppers' which could impact on the deliverability of the site.

(vi) any significant impact on the living conditions of neighbouring occupiers, or future occupiers of the proposed development;

No significant amenity issues identified at this stage. Matters of residential amenity will be considered in more detail at the planning application stage.

(vii) any significant impact on the quality of the landscape, e.g. the integrity of any green gaps, and the ecology of the site and the surrounding area, and proximity to ancient woodland;

The proposed allocation does not have significant impact on the quality of the landscape. The policy however acknowledges that the site is located within the parkland setting of East Court and therefore requires this to be reflected in the future development.

(viii) any impact on Conservation Areas, heritage assets or areas of archaeological significance;

The Estcots and East Court Conservation Area is nearby, and East Court is a Grade II Listed Building. The proposed development will be of a similar height to the existing two storey Police Station which provides no benefits to the Conservation Area or the listed building. A high-quality development is therefore unlikely to cause harm to the setting of the Conservation Area. The proposed policy will ensure that those assets are protected by requiring appropriate design, layout and landscaping.

(ix) access to shops, schools, health provision and services, community facilities, public transport and employment, i.e. is the location sustainable;

East Grinstead is a category 1 settlement which offers a comprehensive range of employment, retail, health, education and leisure services and facilities. It benefits from a good public transport provision, including a direct train link to London. The town acts as a main service centre for local residents and for the smaller surrounding settlements. The site is within close proximity of the town centre (10-15 minutes), school (less than 10 minutes), and health centre (10-15 minutes). Public transport links are available within short walking distance of the site.

(x) contamination or other ground or stability issues;

No contamination issues identified.

Following a land slippage and tree survey, extensive stabilising works were undertaken on Blackwell Hollow slope at the rear of the former Police Station and adjacent buildings in 2008. The works included the removal of some large trees, old tree stumps and loose debris. The slope required extensive .re-profiling and bank reinforcement/stabilisation works. Anchored steel mesh and hydro-seeding was applied. These works were undertaken successfully and were monitored by facilities teams following completion. The proposed policy includes a requirement for the provision of a slope/land stability risk assessment at the planning application stage, to ensure that appropriate layout and scale of development is delivered, and that necessary mitigation is undertaken to the rear of the site adjacent to Blackwell Hollow.

(xi) any other material considerations which could impact on the sustainability of the proposed allocation?

None known.

SA19: Land South of Crawley Down Road, Felbridge [200 dwellings].**(i) the willingness (or otherwise) of the landowner(s) to implement their sites on the basis of the relevant policy;**

The site is in control of a house builder (Barratt David Wilson Homes) who have confirmed their intention to submit a full planning application October 2021 following submission for pre-application advice and they have expressed an interest to enter into a Planning Performance Agreement (PPA) with the council. They intend to implement permission within the first 5 years of the plan and they have raised no objection to the draft policy wording.

(ii) safe and secure access, which can be provided within the ownership of the allocated site, or does the scheme rely on the acquisition of off-site land;

The promoter has an option agreement with the homeowner no. 71 Crawley Down Road to provide access to the site. They have engaged in pre-application discussions with Surrey County Council Highway Authority (SCC HA) (proposed access within Surrey) and have submitted a Transport Assessment [SA19.6], Travel plan and Stage 1 Safety Audit [SA19.5]. SCC HA have agreed the access in principle.

(iii) any conflict with a made Neighbourhood Plan;

The East Grinstead Neighbourhood Plan was made in 2016 [O11], and therefore pre-dates the adoption of the District Plan in 2018 which identifies a minimum residual housing requirement. Reasons for the proposed allocation is fully evidenced and justified in Site Selection Papers [SSP1-3].

The site is located outside the adopted Built-up Area Boundary of East Grinstead and is therefore covered by East Grinstead Neighbourhood Plan Policy EG2 – Areas of Development Constraint and EG2a – Preventing Coalescence.

(iv) any conflict with national planning policy;

No conflicts have been identified.

(v) any significant infrastructure considerations, including vehicular access, traffic circulation and highway and pedestrian safety, flooding, drainage and sewerage implications; are any of these 'showstoppers';

There are no significant infrastructure requirements associated with the development of the site.

The site includes areas of Flood Zones 2 and 3 which are to be excluded from development in the vision document and concept masterplan of the site [SA19.1]. The promoter has also undertaken a Flood Risk Drainage Appraisal [SA19.3] which identifies the likely extent of the area of flood risk and a proposed drainage strategy. The masterplan work they have undertaken demonstrates the quantum of development can be accommodated within the area of the site that is within Flood Zone 1.

No severe issues have been identified in the Strategic Transport Assessment [T7] however a detailed transport assessment will be secured at the planning application stage to ensure highway safety is maintain and safe access is achieved. As noted above, the promoters have also produced a Transport Assessment [SA19.6] which has been validated by both WSCC and SCC HAs and determines there are no severe impacts. A southern water surface water pipe runs adjacent to the eastern boundary of the site however any easement that may be required is taken into account in the draft masterplan and required by the draft policy.

There are no 'showstoppers' which could impact on the deliverability of the site.

(vi) any significant impact on the living conditions of neighbouring occupiers, or future occupiers of the proposed development;

None identified

(vii) any significant impact on the quality of the landscape, e.g. the integrity of any green gaps, and the ecology of the site and the surrounding area, and proximity to ancient woodland;

No significant impacts on the quality of the landscape have been identified. The site is undeveloped greenfield and therefore has some landscape and ecological sensitivity. It is however remote from any designated landscape such as the AONB or National Park. However, in the context of East Grinstead being a Category 1 settlement and mindful of the existing development activity at the adjacent parcel of land it is considered that the site offers a sustainable location for growth. The site promoter has undertaken an initial ecology assessment [SA19.2] to determine the ecological value of the site which includes both desk and site assessment and ecological deliverability of the site. The report also assesses the potential impacts on surrounding designations (Hedgecourt SSSI, Lobbs Wood & Furnace Pond LWS, the Worth Way LWS and the Ashdown Forest SPA/SAC/SSSI) in the surrounding area and sets out initial recommendations for the development with no obvious barriers to delivery. The site is remote from the area of Ancient Woodland (Birches Wood) to the south west of the site beyond Felbridge Water. Site specific requirements also seek to secure a Landscape and Visual Impact Assessment to inform detailed proposals.

(viii) any impact on Conservation Areas, heritage assets or areas of archaeological significance;

The site is remote from any conservation area or heritage asset and is not within an area of archaeological significance. The site was formally farmland and there is evidence of a former Roman Road in the north west corner of the site. An archaeological field evaluation would therefore be required in accordance with the requirements of SA GEN and District Plan policy DP34: Listed Buildings and Other Heritage Assets.

(ix) access to shops, schools, health provision and services, community facilities, public transport and employment, i.e. is the location sustainable;

The site is located less than a 10-minute walk to the nearest school and local services in the form of The Felbridge Village Store and leisure facilities including the Felbridge Lawn Tennis and football club which is 3 minute walk. The site promoter has set details of the six local bus services and their frequency at Table 3.1 in SA19.6, rail services at Table 3.2 and details of the local amenities and employment and their distance/journey times from the site at Table 3.3.

(x) contamination or other ground or stability issues;

Consultation with the Environmental Health team determined a potential for contaminated land to be present on site related to past land uses on or adjacent to the site and site specific policy requirements are set out to secure investigation and any necessary remedial works to address any contamination if found.

(xi) any other material considerations which could impact on the sustainability of the proposed allocation?

None known.

SA20: Land South and West of Imberhorne Upper School, Imberhorne Lane, East Grinstead [550 dwellings].

(i) the willingness (or otherwise) of the landowner(s) to implement their sites on the basis of the relevant policy;

The site is in control of a house builder (Welbeck Strategic Land (II) LLP (Land Promoter)) who have confirmed their intention to submit a hybrid planning application July 2021 following submission for pre-application advice, with Reserved Matters application in June 2023. They have also expressed an interest to enter into a Planning Performance Agreement (PPA) with the council; they intend to implement permission within the first 5 years of the plan.

They have raised objection to the inclusion of provision of plots for Gypsies and Travellers in the draft policy and as required by District Plan policy DP33: Gypsies, Travellers and Travelling Showpeople.

(ii) safe and secure access, which can be provided within the ownership of the allocated site, or does the scheme rely on the acquisition of off-site land;

The site has two points of access onto Imberhorne Lane; one in the ownership of the majority land owner, adjacent to where the 'Care Village' (C2) is currently proposed in the masterplan which is likely to be used to access this element of the development predominantly, along with emergency access.

The other point of access is proposed via a signalised junction with Imberhorne Lane and Heathcoat Drive (details show in SA20.4). The access crosses part of the playing field associated with Imberhorne Secondary School and is being secured through a land agreement with West Sussex County Council which includes the transfer of land to the landowner to provide land for the proposed access and the transfer from the landowner of approximately 4 hectares (net) of playing fields for the school. Heads of Terms are near agreement between the parties.

(iii) any conflict with a made Neighbourhood Plan;

East Grinstead Neighbourhood Plan was made in 2016, [O11] and therefore pre-dates the adoption of the District Plan in 2018 which identifies a minimum residual housing requirement. Reasons for the proposed allocation against the existing development plan is fully evidenced and justified in Site Selection Papers [SSP1-3].

The site is located outside the currently adopted Built-up Area Boundary of East Grinstead and is therefore covered by East Grinstead Neighbourhood Plan (EGNP) Policy EG2 – Areas of Development Constraint and EG2a – Preventing Coalescence. In addition, Policy SS8 – Land South of Birches Industrial Estate and West of Imberhorne Lane seeks to promote use of the site including, public open space, Suitable Alternative Natural Green Space (SANG), playing fields, allotments with ancillary support buildings such as pavilions or sheds.

The concept masterplan for the site [SA20.1] and Vision Document [SA20.2] includes provision of school playing fields which will include a community use agreement, details of which are being secured by draft policy requirements under 'Social and Community' and are being progressed with WSCC through the land deal. The masterplan also includes allotments and provision of a c.40 hectare SANG with full public access where currently access is restricted to designated rights of way across the site only. The land referred to by EGNP Policy SS8 was not promoted for public open space or made available for the identified uses and is in private ownership.

(iv) any conflict with national planning policy;

None identified

(v) any significant infrastructure considerations, including vehicular access, traffic circulation and highway and pedestrian safety, flooding, drainage and sewerage implications; are any of these ‘showstoppers’;

There are no significant infrastructure requirements associated with the development of the site.

No severe issues have been identified in the Strategic Transport Assessment [T7] however a detailed transport assessment will be secured at the planning application stage to ensure highway safety is maintained and safe access is achieved.

The site promoters have engaged in extensive pre-application discussions with both Surrey County Council Highway Authority and West Sussex Highway Authority. They have produced extensive traffic modelling work to test potential strategic mitigation schemes along with submission of a Transport Appraisal [SA20.4] with proposed access, layout and sustainable travel options. No objection has been received from either of the Highway Authorities.

A Flood Risk and Drainage Strategy [SA20.6] has been undertaken by the promoter which sets out recommendations on how to manage surface water in order to ensure flow is restricted to less than the current rates so there is no risk downstream from the development. It is proposed to store surface water through natural flood risk management through ponds and swales incorporated into the site and used to boost biodiversity.

In accordance with advice from occupation of the development is required to be phased to align with delivery of sewerage infrastructure, in liaison with the service provider [620 – Southern Water].

Detailed site-specific requirements have evolved through stakeholder engagement and evolution of the plan and are also set out at SA20 to address impacts associated with each of these elements through the detailed planning application stage.

There are no ‘showstoppers’ which could impact on the deliverability of the site.

(vi) any significant impact on the living conditions of neighbouring occupiers, or future occupiers of the proposed development;

None identified

(vii) any significant impact on the quality of the landscape, e.g. the integrity of any green gaps, and the ecology of the site and the surrounding area, and proximity to ancient woodland;

No significant impacts on the quality of the landscape have been identified.

The site is undeveloped greenfield and therefore has some landscape and ecological sensitivity. It is however remote from any designated landscape such as the AONB or National Park. However, in the context of East Grinstead being a Category 1 settlement along with the public benefits associated with the allocation, it is considered that the site offers a sustainable location for growth.

The site promoter has undertaken a series of studies including a Landscape and Visual Impact Appraisal [SA20.3] and ecological report [SA20.7] to determine the potential sensitivities and impacts associated with developing the site along with opportunities to boost biodiversity.

(viii) any impact on Conservation Areas, heritage assets or areas of archaeological significance;

The site is adjacent to Gullege Farm a Grade II* listed building to the south west and Grade II listed Imberhorne Farm and Grade II* listed Imberhorne Cottages to the east.

A Heritage Assessment [SA20.5] has been undertaken and following the Regulation 18 consultation and representation received from Historic England [710 – Historic England], the site promoter has engaged with the Council's Heritage Officer and engaged in pre-application discussion with Historic England who have informed the evolution of the masterplan. No objection has been received following the Regulation 19 consultation [668 – Historic England].

(ix) access to shops, schools, health provision and services, community facilities, public transport and employment, i.e. is the location sustainable;

The site is adjacent to the existing Imberhorne Secondary School and the allocation and proposed land swap will facilitate the expansion of the school site enabling consolidation with the Lower School (currently based at Windmill Lane). The Imberhorne Lower school relocation and redevelopment of the site is a long-held aspiration and is allocated for housing in the East Grinstead Neighbourhood Plan [policy SS3 – Imberhorne Lower School, Windmill Lane]. In addition, the allocation proposes provision of land and contributions towards an Early Years Primary School (2FE), Early Years Pre-School and facilities for Special Educational Needs on-site. The allocation also includes provision of a local centre which will provide flexible space to meet local needs with potential for a GP surgery.

The site is 1.5km from East Grinstead town Centre (approximately 25-30 minute walk) and is a 10minute walk of a number of local services including a food store, news agents, garage and shop, pharmacy and cash point and take-away on London Road.

The site promoter has undertaken an assessment of local facilities in their Transport Appraisal [SA20.4] at Figure 2.1 and Appendix A of their report which identifies numerous uses within 1km radius of the site including, a post office, dentist, gymnasium and recreational area.

In respect of employment opportunities, East Grinstead is a Category 1 settlement and the town centre includes a variety of different employment opportunities, the site is also located to the south of Birches Industrial Estate and a short distance from the Crown Plaza hotel. The site is considered to be in a sustainable location.

(x) contamination or other ground or stability issues;

Historic uses on and adjacent to the site and the requirement to investigate is detailed in the draft policy wording for SA20.

(xi) any other material considerations which could impact on the sustainability of the proposed allocation?

None identified.

SA21: Rogers Farm, Fox Hill, Haywards Heath [25 dwellings].

(i) the willingness (or otherwise) of the landowner(s) to implement their sites on the basis of the relevant policy;

Sigma Homes has an option agreement on the site. The allocation is supported and the developer questionnaire confirms 25 dwellings are to be delivered on the site. The site promoter has indicated that the planning application process will start this year (pre-application in Spring 2021 and submission of a planning application in Summer 2021).

(ii) safe and secure access, which can be provided within the ownership of the allocated site, or does the scheme rely on the acquisition of off-site land;

There is safe and secure access from Lunce's Hill. There is direct access onto the public highway from land within the applicant's control.

(iii) any conflict with a made Neighbourhood Plan;

Haywards Heath Neighbourhood Plan was made in 2016 [O13] and therefore pre-dates the adoption of the District Plan in 2018 which identifies a minimum residual housing requirement. Reasons for the proposed allocation against the existing development plan is fully evidenced and justified in Site Selection Papers [SSP1-3].

Policy E5 designates land outside the built-up area as a local gap, new development within this area will only be permitted where it would not unduly erode the landscape character of the area or ecology; would not harm the setting of the town and would retain and enhance the separate identity of communities. It is not considered that the site will erode the gap between Haywards Heath and Burgess Hill and therefore there is no conflict with Policy E5.

Haywards Heath Town Council [Representation ID number 639] objected to the proposed allocation due to the site not being within the approved built line included in the Haywards Heath Neighbourhood Plan.

(iv) any conflict with national planning policy;

There is no conflict with national planning policy.

(v) any significant infrastructure considerations, including vehicular access, traffic circulation and highway and pedestrian safety, flooding, drainage and sewerage implications; are any of these 'showstoppers';

There are no significant infrastructure requirements associated with the development of the site.

No comments were received from WSCC Highways at Regulation 19 Stage. No issues have been identified in the Strategic Transport Assessment [T7] however, a detailed transport assessment will be secured at the planning application stage to ensure highway safety is maintained and safe access is achieved. The site promoter has prepared a Transport Technical Summary Note [SA21.2].

The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk. The policy wording for SA21 includes requirements to take into account potential surface water flooding. The site promoter has prepared a Flood Risk and Drainage Technical Note [SA21.4].

No known sewerage implications.

There are no 'showstoppers' which could impact on the deliverability of the site.

(vi) any significant impact on the living conditions of neighbouring occupiers, or future occupiers of the proposed development;

No significant impacts with regards to living conditions of neighbouring occupiers have been identified. Matters of residential amenity will be considered in more detail at the planning application stage.

(vii) any significant impact on the quality of the landscape, e.g. the integrity of any green gaps, and the ecology of the site and the surrounding area, and proximity to ancient woodland;

No significant impacts on the quality of the landscape have been identified.

The site is undeveloped greenfield and therefore has some landscape and ecological sensitivity. It is however remote from any designated landscape such as the AONB or National Park. There is a degree of landscape sensitivity by virtue of the site's location at the entrance to the town and by the contribution it currently makes to the character of the southern approach. However, in the context of Haywards Heath being a Category 1 settlement and mindful of the existing development activity at the adjacent parcel land it is considered that the site offers a sustainable location for growth. The site promoter has undertaken a Landscape and Visual Appraisal [SA21.5] and a Preliminary Ecological Appraisal [SA21.6].

The site is not affected by ancient woodland.

(viii) any impact on Conservation Areas, heritage assets or areas of archaeological significance;

There are no conservation areas or areas of archaeological significance within or adjacent to the site. The policy wording requires the protection of the setting of the Grade II listed Cleavewater opposite the site and the Grade II listed Rogers Farm and Old Cottage to the south and south west of the site. The site promoter has undertaken a Heritage Impact Assessment [SA21.3].

(ix) access to shops, schools, health provision and services, community facilities, public transport and employment, i.e. is the location sustainable;

The site is at the southern perimeter of Haywards Heath and as such is a 25-minute walk to the town centre services and facilities. The site is served by fair access to public transport. However, in the context of Haywards Heath being a Category 1 settlement and mindful of the existing development activity at the adjacent parcel of land it is considered that the site offers a sustainable location for growth on balance.

(x) contamination or other ground or stability issues;

No known contamination or ground stability issues.

(xi) any other material considerations which could impact on the sustainability of the proposed allocation?

None known.

SA22: Land North of Burleigh Lane, Crawley Down [50 dwellings].

(i) the willingness (or otherwise) of the landowner(s) to implement their sites on the basis of the relevant policy;

The site promoter is promoting the land for residential development. There is a promotional agreement on the site. The allocation is supported, and the developer questionnaire confirms 50 dwellings are to be delivered on the site. The site promoter has indicated that the planning application process will start this year (pre-application in Spring 2021 and submission of a planning application in October 2021).

(ii) safe and secure access, which can be provided within the ownership of the allocated site, or does the scheme rely on the acquisition of off-site land;

There is safe access from Sycamore Lane [SA22.3 and SA22.4]. The policy wording for SA22 also allows for access to be provided from Woodlands Close although this would involve the demolition of a dwelling. The site promoter is actively working with the landowners to secure a right of access from Sycamore Lane to the proposed housing allocation. It is understood that there are no fundamental outstanding issues with this process.

(iii) any conflict with a made Neighbourhood Plan;

Crawley Down Neighbourhood Plan was made in 2016, [O9] and therefore pre-dates the adoption of the District Plan in 2018 which identifies a minimum residual housing requirement. Reasons for the proposed allocation against the existing development plan is fully evidenced and justified in Site Selection Papers [SSP1-3].

Policy CDNNP:05, subject to the other policies of this Neighbourhood Plan; allows planning permission will be granted for residential development subject to the following criteria:

- b) Individual developments will not comprise more than 30 dwellings in total, with a maximum density of 25 per Ha and spacing between buildings to reflect the character of the area.

However, this Neighbourhood Plan policy is considered not to be compliant with the District Plan Policy DP6, DP12 and DP15. Therefore, there is no conflict with the Crawley Down Neighbourhood Plan made in January 2016.

(iv) any conflict with national planning policy;

There is no conflict with national planning policy.

(v) any significant infrastructure considerations, including vehicular access, traffic circulation and highway and pedestrian safety, flooding, drainage and sewerage implications; are any of these 'showstoppers';

There are no significant infrastructure requirements associated with the development of the site.

No comments were received from WSCC Highways at Regulation 19 Stage. No issues have been identified in the Strategic Transport Assessment [T7], however, a detailed transport assessment will be secured at the planning application stage to ensure highway safety is maintained and safe access is achieved. The site promoter has prepared a Transport Technical Note [SA22.2].

The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.

An upgrade to the sewerage infrastructure is required.

There are no 'showstoppers' which could impact on the deliverability of the site.

(vi) any significant impact on the living conditions of neighbouring occupiers, or future occupiers of the proposed development;

No significant impacts with regards to living conditions of neighbouring occupiers have been identified. Matters of residential amenity will be considered in more detail at the planning application stage.

(vii) any significant impact on the quality of the landscape, e.g. the integrity of any green gaps, and the ecology of the site and the surrounding area, and proximity to ancient woodland;

No significant impacts on the quality of the landscape have been identified. The site is undeveloped greenfield and therefore has some landscape and ecological sensitivity. It is however remote from any designated landscape such as the AONB or National Park.

The site is not affected by ancient woodland. The existing mature trees and hedgerows should be retained. The site will deliver green infrastructure and biodiversity net gain.

(viii) any impact on Conservation Areas, heritage assets or areas of archaeological significance;

There are no conservation areas or areas of archaeological significance within or adjacent to the site. The policy wording requires the protection of the setting of the Grade II listed Burleigh Cottage adjacent to the site and the retention of the stone gateways on Burleigh Lane (undesigned heritage asset). The site promoter has undertaken a Heritage Impact Assessment [SA22.5].

(ix) access to shops, schools, health provision and services, community facilities, public transport and employment, i.e. is the location sustainable;

The site is in a sustainable location. The site is less than a 10-minute walk to schools, healthcare facilities and other local services. The site is served by fair public transport options.

(x) contamination or other ground or stability issues;

No known contamination or ground stability issues.

(xi) any other material considerations which could impact on the sustainability of the proposed allocation?

None known.

SA23: Land at Hanlye Lane to the East of Ardingly Road, Cuckfield [55 dwellings].

(i) the willingness (or otherwise) of the landowner(s) to implement their sites on the basis of the relevant policy;

The site promoter is promoting the land for residential development and the allocation is supported. There is a promotion agreement for the site. The site promoter has indicated that the planning application process will start this year (pre-application in Spring 2021 followed by submission of a planning application).

(ii) safe and secure access, which can be provided within the ownership of the allocated site, or does the scheme rely on the acquisition of off-site land;

There is safe and secure access from Hanlye Lane. There is direct access onto the public highway from land within the applicant's control.

(iii) any conflict with a made Neighbourhood Plan;

The Cuckfield Neighbourhood Plan was made in 2014, [O10] and therefore pre-dates the adoption of the District Plan in 2018 which identifies a minimum residual housing requirement. Reasons for the proposed allocation against the existing development plan is fully evidenced and justified in Site Selection Papers [SSP1-3].

Policy CDNP 3 seeks to prevent coalescence between Cuckfield and Haywards Heath. The development of this site will not result in the coalescence of these settlements as there is existing built development between the site and Haywards Heath along Hanlye Lane. Policy CDNP 5 seeks to protect and enhance the countryside.

(iv) any conflict with national planning policy;

There is no conflict with national planning policy.

(v) any significant infrastructure considerations, including vehicular access, traffic circulation and highway and pedestrian safety, flooding, drainage and sewerage implications; are any of these 'showstoppers';

There are no significant infrastructure requirements associated with the development of the site.
No comments were received from WSCC Highways at Regulation 19 Stage. No issues have been identified in the Strategic Transport Assessment [T7], however, a detailed transport assessment will be secured at the planning application stage to ensure highway safety is maintained and safe access is achieved. The site promoter has prepared a Site Access/ Junction Layout [SA23.5].
The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.
There are no 'showstoppers' which could impact on the deliverability of the site.

(vi) any significant impact on the living conditions of neighbouring occupiers, or future occupiers of the proposed development;

No significant impacts with regards to living conditions of neighbouring occupiers have been identified. Matters of residential amenity will be considered in more detail at the planning application stage.

(vii) any significant impact on the quality of the landscape, e.g. the integrity of any green gaps, and the ecology of the site and the surrounding area, and proximity to ancient woodland;

No significant impacts on the quality of the landscape have been identified.
The site is undeveloped greenfield and therefore has some landscape and ecological sensitivity. The site is within the setting of the High Weald AONB, although no objection has been raised by the High Weald AONB Unit [Representation ID number 642].
There is no ancient woodland within the site, however, the south-east corner of the site needs to include a 15m buffer to the adjacent ancient woodland. There are Tree Preservation Orders on the site.
The site promoter has prepared a Landscape Statement [SA23.2] and Ecological Assessment [SA23.4].

(viii) any impact on Conservation Areas, heritage assets or areas of archaeological significance;

There are no conservation areas, listed buildings, other heritage assets or areas of archaeological significance within or adjacent to the site. The site promoter has undertaken a Historic Environment Desk-Based Assessment [SA23.7].

(ix) access to shops, schools, health provision and services, community facilities, public transport and employment, i.e. is the location sustainable;

The site is in a sustainable location. The site is less than a 10-minute walk to schools, healthcare facilities and other local services. The site is served by fair public transport options.

(x) contamination or other ground or stability issues;

No known contamination or ground stability issues.

(xi) any other material considerations which could impact on the sustainability of the proposed allocation?

None known.

SA24: Land to the North of Shepherds Walk, Hassocks [130 dwellings].

(i) the willingness (or otherwise) of the landowner(s) to implement their sites on the basis of the relevant policy;

Outline planning permission was granted on the 16th October 2019 for 130 dwellings (DM/19/1897).

(ii) safe and secure access, which can be provided within the ownership of the allocated site, or does the scheme rely on the acquisition of off-site land;

Details regarding access are set out in the planning permission. When considering the planning application, WSCC Highways concluded 'that the development proposal will not have a severe impact on the local road network in accordance to NPPF cumulative impacts on the operation of the highway network'.

(iii) any conflict with a made Neighbourhood Plan;

The Hassocks Neighbourhood Plan was made in 2020, after the adoption of the District Plan. The Neighbourhood Plan acknowledges the planning permission granted on this site.

There is no conflict with the Hassocks Neighbourhood Plan made in June 2020.

(iv) any conflict with national planning policy;

There is no conflict with national planning policy.

(v) any significant infrastructure considerations, including vehicular access, traffic circulation and highway and pedestrian safety, flooding, drainage and sewerage implications; are any of these 'showstoppers';

The site has been granted outline planning permission and so it is considered there are no 'showstoppers' which could impact on the deliverability of the site.

(vi) any significant impact on the living conditions of neighbouring occupiers, or future occupiers of the proposed development;

No significant impacts with regards to living conditions of neighbouring occupiers have been identified. Matters of residential amenity will be considered in more detail at the planning application stage.

(vii) any significant impact on the quality of the landscape, e.g. the integrity of any green gaps, and the ecology of the site and the surrounding area, and proximity to ancient woodland;

No significant impacts on the quality of the landscape have been identified.

The site is undeveloped greenfield and therefore has some landscape and ecological sensitivity. The site has planning consent, therefore no landscape or ecological matters that would prevent development of the site.

The site is not affected by ancient woodland.

(viii) any impact on Conservation Areas, heritage assets or areas of archaeological significance;

There are no conservation areas, listed buildings or other heritage assets within or adjacent to the site. Part of the site lies within an Archaeological Notification Area; archaeological investigation and mitigation may be required.

(ix) access to shops, schools, health provision and services, community facilities, public transport and employment, i.e. is the location sustainable;

The site is in a sustainable location. The site is within a 15-20 minute walk to access schools, healthcare facilities and local services. There are good public transport options.

(x) contamination or other ground or stability issues;

No known contamination or ground stability issues.

(xi) any other material considerations which could impact on the sustainability of the proposed allocation?

None known.

SA25: Land West of Selsfield Road, Ardingly [70 dwellings].

(i) the willingness (or otherwise) of the landowner(s) to implement their sites on the basis of the relevant policy;

Policy SA25 is largely supported by the landowner and site promoter (South East England Agricultural Society and Charterhouse Strategic Land). However, the landowner wishes to retain the western section identified as informal open space in SA25 if it is not to be developed so that it can continue to be used by the Showground. The originally proposed developed area extended into the western section but was reduced due to the decrease in housing numbers; from 100 to 70 dwellings.

The site promoter has indicated that the planning application process will start this year (outline application in Spring 2021 followed by reserved matters/ full application early 2022).

(ii) safe and secure access, which can be provided within the ownership of the allocated site, or does the scheme rely on the acquisition of off-site land;

The site proponent's Transport Note [SA31.8] indicates that access to the site will be from the north east, from the Showground's existing access road, via a priority junction. These access arrangements are within the same ownership as the site. From the access road, traffic will exit to the east onto the B2028 (Selsfield Road) using the existing 'T' junction; minor improvement works are proposed. A 2m footway is proposed to connect the site to the existing footway on Selsfield Road providing pedestrian access from the site to the village.

(iii) any conflict with a made Neighbourhood Plan;

The Ardingly Neighbourhood Plan was made 19 March 2015 [O7] and therefore prior to the adoption of the District Plan (28 March 2018). The Council considers the reasons for allocation against existing development plan policies is fully evidenced and justified in Site Selection Papers [SSP1-3].

Policy ARD2 directs future housing growth to within the built-up area of the village, and requires development proposals located outside the built up area to demonstrate how they conserve the AONB. Policy ARD 19: South of England Showground relates to the support of proposals to allow the South of England Show ground to expand its range and style of operations.

(iv) any conflict with national planning policy;

There is no conflict with national planning policy.

(v) any significant infrastructure considerations, including vehicular access, traffic circulation and highway and pedestrian safety, flooding, drainage and sewerage implications; are any of these 'showstoppers';

There are no significant infrastructure requirements associated with the development of the site.

Southern Water infrastructure crosses the site, but any necessary easements can be accommodated within the detailed layout. This requirement is captured within Policy SA25.

No showstoppers identified which could impact on the deliverability of the site.

(vi) any significant impact on the living conditions of neighbouring occupiers, or future occupiers of the proposed development;

No significant impact on the amenity of neighbours or future occupiers has been identified. Indicative layouts [SA25.1] show development can be set back from existing residential properties and the primary school to the south, minimising loss of privacy and potential disturbances from the development and neighbours. An area of public open space is also proposed between the existing recreation ground and development.

Policy SA25 requires a noise assessment to ensure that any noises arising from the adjacent showground's operations on the proposed development are minimised through any necessary mitigation.

(vii) any significant impact on the quality of the landscape, e.g. the integrity of any green gaps, and the ecology of the site and the surrounding area, and proximity to ancient woodland;

No significant impact on the quality of the landscape has been identified. The site is within the High Weald AONB but is considered to have a moderate impact. The site is not regarded as major development in the context of NPPF paragraph 172 [TP1]. The site promoter has undertaken a Landscape and Visual Appraisal [SA25.4] identifying key sensitivities as well as opportunities to integrate and enhance the proposed development's relationship with Ardingly and its surrounding landscape, including characteristics of the AONB. A preliminary ecological assessment (PEA) has been undertaken by the proponent [SA25.2]. The PEA did not identify significant potential impacts with regards to habitat or protected/ notable species. Enhancement measures are recommended to enable the development to support those species found to be present onsite. The site is not located within or immediately adjacent to a statutory or non-statutory designation (e.g. SSSI, Local Wildlife Site). The site is not affected by ancient woodland.

(viii) any impact on Conservation Areas, heritage assets or areas of archaeological significance;

The site sits between Ardingly's two Conservation Areas; Ardingly West CA and Ardingly East CA. A Grade II listed building (St Peter's Church Centre) is located approximately 226m west of the site. Beyond St Peter's Church Centre is a cluster of five listed buildings, including the Grade I listed St Peter's Church. As such, Policy SA25 and SAGEN, as well as relevant District Plan Policies, require appropriate mitigation to be implemented to minimise the potential impacts of the development. The site proponent's Heritage Statement [SA25.3] concludes that an appropriately scaled and designed development would have a negligible impact of the setting of the Ardingly CAs. Neutral impacts are concluded for other nearby listed buildings (St Peter's Church, Knowles Cottages and Knowles Farmhouse). The site proponent's LVIA [SA25.4] also provides some guidance on the treatment of boundaries in relation to nearby heritage assets. The site is not located within an area of archaeological significance. An archaeological desk-top assessment concluded there to be moderate to negligible potential for the site to contain archaeological interest. An archaeological pre-determination evaluation is required by both SAGEN and SA25.

(ix) access to shops, schools, health provision and services, community facilities, public transport and employment, i.e. is the location sustainable;

Ardingly is a Category 3 settlement offering some key services capable of serving residents and immediate surrounding communities. The village has a primary school, convenience store, village hall and recreation facilities, all within 800m of the site. Limited employment opportunities existing in the village. Further services are available at Haywards Heath (Category 1 settlement), approximately 4km south. The site is connected to the nearest bus stops and village centre by an existing footway. A 2m footway is proposed to connect the existing footway from Selsfield Road to the site [SA25.8]. Access to public transport is considered fair.

(x) contamination or other ground or stability issues;

There are no known contamination, ground or stability issues identified at this stage.

(xi) any other material considerations which could impact on the sustainability of the proposed allocation?

None known.

SA26: Land South of Hammerwood Road, Ashurst Wood [12 dwellings].

(i) the willingness (or otherwise) of the landowner(s) to implement their sites on the basis of the relevant policy;

The site is currently in family ownership and a number of developers have been confirmed their interest in developing the site. A shortlist of potential developers has been compiled and although the process was delayed due to the current pandemic, the site owner remains committed to develop the site with the intention to complete the site within the next financial year.

(ii) safe and secure access, which can be provided within the ownership of the allocated site, or does the scheme rely on the acquisition of off-site land;

Safe and secure access can be achieved from two access points for the proposed allocation and is within the ownership of the allocated site.

(iii) any conflict with a made Neighbourhood Plan;

The Ashurst Wood Neighbourhood Plan was made in June 2016 [O8] and therefore ahead of the formal adoption of the District Plan adopted in March 2018 which identifies a minimum residual housing requirement. The Council considers the reasons for allocation against existing development plan policies is fully evidenced and justified in Site Selection Papers [SSP1-3].

The adoption of the District Plan resulted in a number of policies with the Ashurst Wood Neighbourhood Plan being superseded, including ASW12 development outside the built-up area. As such the proposed allocation does not conflict with those policies that aligned with those contained within the District Plan.

(iv) any conflict with national planning policy;

No conflict with national planning policy.

(v) any significant infrastructure considerations, including vehicular access, traffic circulation and highway and pedestrian safety, flooding, drainage and sewerage implications; are any of these 'showstoppers';

No significant infrastructure considerations were identified.
No comments were received from WSCC Highways at Regulation 19 consultation and no issues have been identified in the Strategic Transport Assessment [T7].
The site lies entirely in Flood Zone 1, the area of lowest fluvial flood risk.
There are no 'showstoppers' which could impact in the deliverability of the site.

(vi) any significant impact on the living conditions of neighbouring occupiers, or future occupiers of the proposed development;

No significant amenity issues identified at this stage.

(vii) any significant impact on the quality of the landscape, e.g. the integrity of any green gaps, and the ecology of the site and the surrounding area, and proximity to ancient woodland;

No significant impact on the quality of the landscape has been identified.

It is however accepted that due to the location of the proposed allocation (i.e. within the High Weald Area of Outstanding National Beauty) it is essential that careful consideration is given to landscape to protect and enhance the landscape and natural beauty of the High Weald AONB Unit, although the site would have a low impact upon the landscape. The proposed policy includes a requirement to undertake a Landscape and Visual Impact Assessment which has been prepared by the site proponent [SA26.4], and place particular importance on the retention of the parkland setting.

(viii) any impact on Conservation Areas, heritage assets or areas of archaeological significance;

There are no conservation areas, listed buildings or other heritage assets within or adjacent to the site.

(ix) access to shops, schools, health provision and services, community facilities, public transport and employment, i.e. is the location sustainable;

Ashurst Wood is a category 3 settlement offering some key services capable of serving residents and immediate surrounding communities. The village has a primary school, convenience store, community buildings and play provision including playing pitches. Further services are available at East Grinstead, approximately 2km northwest along the A22. Access to Public Transport is considered to be poor from the site.

(x) contamination or other ground or stability issues;

The proposed policy acknowledge that the land may be contaminated due to present or historical on site or adjacent land uses. To ensure this issue is appropriately addressed, the proposed policies requires detailed investigation into possible sources of on-site contamination together with any remedial works that may be required.

(xi) any other material considerations which could impact on the sustainability of the proposed allocation?

None known.

SA27: Land at St Martin Close, Handcross [35 dwellings].**(i) the willingness (or otherwise) of the landowner(s) to implement their sites on the basis of the relevant policy;**

The site promoter is promoting the land for residential development on behalf of a housebuilder that has an option on the site. The allocation is supported, and the developer questionnaire confirms 35 dwellings are to be delivered on the site. The site promoter has indicated that the planning application process will as soon as possible.

(ii) safe and secure access, which can be provided within the ownership of the allocated site, or does the scheme rely on the acquisition of off-site land;

There is safe and secure access from St Martin Close. Access is required over the adjacent site in the ownership of the parish council. Slaugham Parish Council is supportive of this allocation having allocated both sites (this site is a reserve housing site) in the Slaugham Neighbourhood Plan.

(iii) any conflict with a made Neighbourhood Plan;

There is no conflict with the Slaugham Neighbourhood Plan made in September 2019 [O17]. The site has been allocated as a reserve housing site in the Neighbourhood Plan, Policy 10.

(iv) any conflict with national planning policy;

There is no conflict with national planning policy.

(v) any significant infrastructure considerations, including vehicular access, traffic circulation and highway and pedestrian safety, flooding, drainage and sewerage implications; are any of these 'showstoppers';

No significant infrastructure considerations have been identified for the site. No comments were received from WSCC Highways at Regulation 19 Stage. No issues have been identified in the Strategic Transport Assessment [T7], however, a detailed transport assessment will be secured at the planning application stage to ensure highway safety is maintained and safe access is achieved. The site promoter has prepared a Transport Technical Note [SA27.2].
The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk. No known sewerage implications other than underground wastewater infrastructure crosses the site and the site layout will need to enable future access to this infrastructure. No showstoppers identified which could impact on the deliverability of the site.

(vi) any significant impact on the living conditions of neighbouring occupiers, or future occupiers of the proposed development;

No significant impacts with regards to living conditions of neighbouring occupiers have been identified. Matters of residential amenity will be considered in more detail at the planning application stage.

(vii) any significant impact on the quality of the landscape, e.g. the integrity of any green gaps, and the ecology of the site and the surrounding area, and proximity to ancient woodland;

No significant impact on the quality of the landscape has been identified. The site is within the High Weald AONB but is considered to have moderate impact. The site is not regarded as major development in the context of NPPF paragraph 172. The site promoter has undertaken a Landscape and Visual Appraisal [SA7.1] and an Ecological Summary Note [SA27.3]. The site is not affected by ancient woodland.

(viii) any impact on Conservation Areas, heritage assets or areas of archaeological significance;

There are no conservation areas, listed buildings, other heritage assets or areas of archaeological significance within or adjacent to the site. The policy wording requires archaeological assessment and appropriate mitigation arising from the results.

(ix) access to shops, schools, health provision and services, community facilities, public transport and employment, i.e. is the location sustainable;

The site is in a sustainable location. The site is within a 20-minute walk to access schools, healthcare facilities and local services. There are limited public transport options.

(x) contamination or other ground or stability issues;

No known contamination or ground stability issues.
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(xi) any other material considerations which could impact on the sustainability of the proposed allocation?
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None known.

SA28: Land South of The Old Police Station, Birchgrove Road, Horsted Keynes [25 dwellings].

(i) the willingness (or otherwise) of the landowner(s) to implement their sites on the basis of the relevant policy;

The site promoter is promoting the land for residential development on behalf of Sunley Estates Ltd. The allocation is supported, and the developer questionnaire confirms 25 dwellings are to be delivered on the site. However, the site promoter wishes to see the policy amended to read 'approximately 25 units' to remove an unnecessary cap on development. The Council considers that a subsequent more detailed planning application may demonstrate that a higher or lower quantum is more appropriate. The site promoter has also requested that the allocation does not stipulate separate cycle links on the site and suggests wording related to 'existing character' of the footpath is re-worded to reflect the difficulty in retaining the existing character. The Council considers the policy is sufficiently flexible whilst ensuring the site is well linked to existing pedestrian and/ or cycle links [C1]. The site promoter has indicated that the planning application process will start this year (pre-application in September 2021 and submission of a planning application in March 2022).

(ii) safe and secure access, which can be provided within the ownership of the allocated site, or does the scheme rely on the acquisition of off-site land;

There is safe and secure access from Birchgrove Road. There is direct access onto the public highway from land within the applicant's control.

(iii) any conflict with a made Neighbourhood Plan;

There is no made Neighbourhood Plan covering Horsted Keynes Parish. A Regulation 14 consultation on the Horsted Keynes Neighbourhood Plan was undertaken in Autumn 2020 [O14]. The draft neighbourhood plan does not contain any housing allocations and the neighbourhood plan refers to the allocations in the Sites DPD. Work on the neighbourhood plan is currently paused by the Parish Council.

(iv) any conflict with national planning policy;

There is no conflict with national planning policy.

(v) any significant infrastructure considerations, including vehicular access, traffic circulation and highway and pedestrian safety, flooding, drainage and sewerage implications; are any of these 'showstoppers';

No significant infrastructure considerations have been identified for the site. No comments received from WSCC Highways at Regulation 19 Stage. No issues have been identified in the Strategic Transport Assessment [T7], however, a detailed transport assessment will be secured at the planning application stage to ensure highway safety is maintained and safe access is achieved. The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk. No known sewerage implications. No showstoppers identified which could impact on the deliverability of the site.

(vi) any significant impact on the living conditions of neighbouring occupiers, or future occupiers of the proposed development;

No significant impacts with regards to living conditions of neighbouring occupiers have been identified. Matters of residential amenity will be considered in more detail at the planning application stage.

(vii) any significant impact on the quality of the landscape, e.g. the integrity of any green gaps, and the ecology of the site and the surrounding area, and proximity to ancient woodland;

No significant impact on the quality of the landscape has been identified. The site is within the AONB and occupies a prominent position at the entrance to the village. However, development of a density and layout which reflects the existing settlement pattern could have potential to present as a natural extension of the built area, with a robust eastern boundary provided by Danehill Lane. Impact on the AONB could be minimal on the basis of sensitive design and layout as the site is already adjacent to the

built area of the village. The site is not regarded as major development in the context of NPPF paragraph 172. The site promoter has undertaken landscape assessments [SA28.1 and SA28.2] and a Preliminary Ecological Appraisal [SA28.4].

(viii) any impact on Conservation Areas, heritage assets or areas of archaeological significance;

A small part of the western boundary of the site is adjacent to the Horsted Keynes Conservation Area. The Grade II listed Lucas Farm is located opposite the site. The site is not in an area of archaeological significance. The policy wording requires appropriate mitigation to protect the setting of the listed building and the conservation area. The policy wording requires archaeological assessment and appropriate mitigation arising from the results. The site promoter has undertaken an initial Heritage Impact Assessment [SA28.3].

(ix) access to shops, schools, health provision and services, community facilities, public transport and employment, i.e. is the location sustainable;

The site is in a sustainable location in the village of Horsted Keynes. It is less than a 10-minute walk to schools and local services, however, it is more than a 20 minute to access healthcare facilities. It is noted that the site is not well served by public transport, but this does not differentiate it from other site options at Horsted Keynes and its proximity to local services is considered to partially mitigate this.

(x) contamination or other ground or stability issues;

No known contamination or ground stability issues.

(xi) any other material considerations which could impact on the sustainability of the proposed allocation?

None known.

SA29: Land South of St Stephens Church, Hamsland, Horsted Keynes [30 dwellings].

(i) the willingness (or otherwise) of the landowner(s) to implement their sites on the basis of the relevant policy;

A planning application for 30 dwellings has been submitted and is pending determination (DM/20/4692). The site is in the control of a housebuilder (Rydon Homes Ltd). The allocation is supported (with conditions); the site promoter made comments on biodiversity net gain and SuDS.

(ii) safe and secure access, which can be provided within the ownership of the allocated site, or does the scheme rely on the acquisition of off-site land;

There is safe and secure access from Hamsland using modified existing access. There is direct access onto the public highway from land within the applicant's control.

(iii) any conflict with a made Neighbourhood Plan;

There is no made Neighbourhood Plan covering Horsted Keynes Parish. A Regulation 14 consultation on the Horsted Keynes Neighbourhood Plan was undertaken in Autumn 2020 [O14]. The draft neighbourhood plan does not contain any housing allocations and the neighbourhood plan refers to the allocations in the Site DPD. Work on the neighbourhood plan is currently paused by the Parish Council.

(iv) any conflict with national planning policy;

There is no conflict with national planning policy.

(v) any significant infrastructure considerations, including vehicular access, traffic circulation and highway and pedestrian safety, flooding, drainage and sewerage implications; are any of these 'showstoppers';

No significant infrastructure considerations have been identified for the site. No comments received from WSCC Highways at Regulation 19 Stage. No issues have been identified in the Strategic Transport Assessment [T7], however, a detailed transport assessment will be secured at the planning application stage to ensure highway safety is maintained and safe access is achieved. The site promoter has prepared a Transport Statement [SA29.4].

The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk.

No known sewerage implications.

No showstoppers identified which could impact on the deliverability of the site.

(vi) any significant impact on the living conditions of neighbouring occupiers, or future occupiers of the proposed development;

No significant impacts with regards to living conditions of neighbouring occupiers have been identified. Matters of residential amenity will be considered in more detail at the planning application stage.

(vii) any significant impact on the quality of the landscape, e.g. the integrity of any green gaps, and the ecology of the site and the surrounding area, and proximity to ancient woodland;

No significant impact on the quality of the landscape has been identified.

The site is within the High Weald AONB but is considered to have low impact. The site is not regarded as major development in the context of NPPF paragraph 172. The site promoter has undertaken a Landscape and Visual Appraisal [SA29.2]. The site is not affected by ancient woodland.

(viii) any impact on Conservation Areas, heritage assets or areas of archaeological significance;

The site is 15m from the boundary of the Horsted Keynes Conservation Area and the site supports views to and from the Grade II listed Wyatts to the south east. The site is not in an area of archaeological significance. The policy wording requires appropriate mitigation to protect the setting of the listed building. The policy wording requires archaeological assessment and appropriate mitigation arising from the results. The site promoter has undertaken an initial Heritage Impact Assessment [SA29.3].

(ix) access to shops, schools, health provision and services, community facilities, public transport and employment, i.e. is the location sustainable;

The site is in a sustainable location in the village of Horsted Keynes. It is less than a 10-minute walk to schools and local services, however, it is more than a 20 minute to access healthcare facilities. It is noted that the site is not well served by public transport, but this does not differentiate it from other site options at Horsted Keynes and its proximity to local services is considered to partially mitigate this.

(x) contamination or other ground or stability issues;

No known contamination or ground stability issues.

(xi) any other material considerations which could impact on the sustainability of the proposed allocation?

None known.

SA30: Land to the North of Lyndon, Reeds Lane, Sayers Common [35 dwellings].

(i) the willingness (or otherwise) of the landowner(s) to implement their sites on the basis of the relevant policy;

The site promoter is promoting the land for residential development on behalf of Reside Developments Ltd. The allocation is supported, and the developer questionnaire confirms 35 dwellings are to be delivered on the site.
The site promoter has indicated that the planning application process will start in Summer 2021.

(ii) safe and secure access, which can be provided within the ownership of the allocated site, or does the scheme rely on the acquisition of off-site land;

There is safe and secure access from Reeds Lane via an existing crossover. Access will require demolition of the bungalow Lyndon that fronts onto Reeds Lane. The property is in the control of the developer.

(iii) any conflict with a made Neighbourhood Plan;

The Hurstpierpoint and Sayers Common Neighbourhood Plan was made in March 2015 [O15] and therefore ahead of the formal adoption of the District Plan adopted in March 2018 which identifies a minimum residual housing requirement. The Council considers the reasons for allocation against existing development plan policies is fully evidenced and justified in Site Selection Papers [SSP1-3].

Policy Countryside Hurst C1: Conserving and Enhancing Character permits development in the countryside where: It comprises and appropriate countryside use; it maintains or enhances the quality of the rural and landscape character of the parish area. Policy Countryside Hurst C3 seeks to prevent coalescence between settlements. Policy Hurst H1 states new housing development will be supported in areas which enhance the existing settlement pattern of the village, and in Sayers Common, can enhance the flood and drainage management in the village. Policy H3 states that new housing will be permitted at Sayers Common, accommodating around 30-40 dwellings (note: permission for site of 120 units approved after Plan adopted: DM/19/1148).

(iv) any conflict with national planning policy;

There is no conflict with national planning policy.

(v) any significant infrastructure considerations, including vehicular access, traffic circulation and highway and pedestrian safety, flooding, drainage and sewerage implications; are any of these 'showstoppers';

No significant infrastructure considerations have been identified for the site.
No comments received from WSCC Highways at Regulation 19 Stage. No issues have been identified in the Strategic Transport Assessment [T7], however, a detailed transport assessment will be secured at the planning application stage to ensure highway safety is maintained and safe access is achieved.

The site lies entirely within Flood Zone 1, the area of lowest fluvial flood risk. The policy wording for SA30 recognises the need for the site to take into account the potential for surface water flooding. A site-specific Flood Risk Assessment should be provided. The site promoter has undertaken a Flood Risk and Surface Water Drainage Assessment [SA30.6]. The Flood Risk Assessment will inform the site layout [SA30.1].

No known sewerage implications.

No showstoppers identified which could impact on the deliverability of the site.

(vi) any significant impact on the living conditions of neighbouring occupiers, or future occupiers of the proposed development;

No significant impacts with regards to living conditions of neighbouring occupiers have been identified. Matters of residential amenity will be considered in more detail at the planning application stage. In the context of an adjacent committed scheme (to the east) the site will form a natural extension to the built area of Sayers Common.

(vii) any significant impact on the quality of the landscape, e.g. the integrity of any green gaps, and the ecology of the site and the surrounding area, and proximity to ancient woodland;

No significant impact on the quality of the landscape has been identified. The site is not affected by ancient woodland. The site is well screened by mature trees and hedges. The landscape impact of development is therefore considered to be low. The site promoter has undertaken an Ecological Assessment [SA30.4].

(viii) any impact on Conservation Areas, heritage assets or areas of archaeological significance;

There are no conservation areas, listed buildings or other heritage assets within or adjacent to the site. The site may contain buried archaeology and so archaeological assessment and appropriate mitigation arising from the results should be undertaken. The site promoter has prepared an Archaeological Assessment [SA30.3].

(ix) access to shops, schools, health provision and services, community facilities, public transport and employment, i.e. is the location sustainable;

The site is less than a 10-minute walk to local services but more than a 20 minute walk to schools and healthcare facilities. The site is served by fair public transport options.

(x) contamination or other ground or stability issues;

No known ground stability issues. There is the potential for contaminated land to be present on site related to past land uses and the site promoter has prepared a Contamination Report [SA30.7].

(xi) any other material considerations which could impact on the sustainability of the proposed allocation?

None known.

SA31: Land to the rear of Firlands, Church Road, Scaynes Hill [20 dwellings].

(i) the willingness (or otherwise) of the landowner(s) to implement their sites on the basis of the relevant policy;

The site is in the ownership of Denton Homes who are promoting the site. No objections to Policy SA31, or other relevant policy, have been raised by Denton Homes. A number of preliminary assessments (ecological appraisal [SA31.5], LVIA [SA31.5] and Access and Transport Statement [SA31.7]), which will feed into the more detailed work required by SA31, have been undertaken. In their submission [SA31.1], the site proponent outlines other supporting documents which will be progressed at the planning application stage. The site promoter has indicated that the planning application process will start this year (pre-application summer 2021 and submission of outline planning application in autumn 2021).

(ii) safe and secure access, which can be provided within the ownership of the allocated site, or does the scheme rely on the acquisition of off-site land;

Access to the site will be from the north west, via the existing access serving the six recently built residential dwellings at Downs View Close; this access is within the same ownership as the site. The site proponent's Transport Statement [SA31.7] confirms that the existing access is suitable to serve SA31. It should be noted that whilst the TS considers the site for 30 dwellings the proposed allocation is for 20 dwellings.

A proposed Further Modification to correct the site's proposed access point is identified within the Schedule of Proposed Further Minor Modifications [DPD9]. The map within Policy SA25 currently shows the access as being adjacent to the property of 'Firlands'; however, the proponent has confirmed that access is now proposed from the existing Downs View Close development. The shaded red area will be amended to reflect this.

(iii) any conflict with a made Neighbourhood Plan;

The Lindfield and Lindfield Rural Neighbourhood Plan was made 23 March 2016 [O16] and therefore ahead of the formal adoption of the District Plan adopted in March 2018 which identifies a minimum residual housing requirement. The Council considers the reasons for allocation against existing development plan policies is fully evidenced and justified in Site Selection Papers [SSP1-3].

Policy 1: A Spatial Plan for the Parishes supports development proposals within the built-up area (BUA), acknowledging that it does not preclude proposals outside the BUA subject to other relevant development plan policies.

(iv) any conflict with national planning policy;

There is no conflict with national planning policy.

(v) any significant infrastructure considerations, including vehicular access, traffic circulation and highway and pedestrian safety, flooding, drainage and sewerage implications; are any of these 'showstoppers';

No significant infrastructure considerations have been identified at this stage. The site proponent's Transport Statement [SA31.7] confirms that suitable access exists via Downs View Close and that the level of traffic generated by the proposal is not material and will not have any impact on the capacity of the local highway network. Policy SA31 requires SuDs to manage surface water run-off which form part of the site proponents foul and surface water strategy at the planning application stage [SA31.1].

No showstoppers identified which could impact on the deliverability of the site.

(vi) any significant impact on the living conditions of neighbouring occupiers, or future occupiers of the proposed development;

No significant impact on the amenity of neighbours or future occupiers identified. Indicative layouts [SA31.2] show that the development can be set back from the gardens of existing properties, minimising loss of privacy and potential disturbances from the development and vice versa.

(vii) any significant impact on the quality of the landscape, e.g. the integrity of any green gaps, and the ecology of the site and the surrounding area, and proximity to ancient woodland;

No significant impact on the quality of the landscape identified.
The site is not located within or immediately adjacent to a statutory or non-statutory environmental designation (e.g. SSSI, Local Wildlife Site). Scaynes Hill Common, a LWS, is located north west of the site, directly opposite the site's proposed access point. Watlands Farm Wood, designated ancient woodland, is located approximately 60m south east of the site.
A preliminary ecological assessment submitted by the proponent [SA31.5] recommends further investigation into the presence of protected species and potential mitigation required.
Policy SA31 requires the protection and enhancement of biodiversity, outlining mitigation measures and the need for an impact assessment for the nearby LWSs.

(viii) any impact on Conservation Areas, heritage assets or areas of archaeological significance;

No impact on Conservation Areas, heritage assets or areas of archaeological significance have been identified. The site is not within or adjacent to any heritage designations.

(ix) access to shops, schools, health provision and services, community facilities, public transport and employment, i.e. is the location sustainable;

Scaynes Hill is a Category 3 settlement offering some key services capable of serving residents and immediate surrounding communities. The village has a primary school, convenience store, social club and Scaynes Hill Village Centre, all within 800m of the site. Limited employment opportunities existing in the village. Further services and employment centres are available at Haywards Heath, approximately 2km west along the A272.
Access to public transport is considered fair.

(x) contamination or other ground or stability issues;

No contamination, ground or stability issues have been identified.

(xi) any other material considerations which could impact on the sustainability of the proposed allocation?

None known.

SA32: Withypitts Farm, Selsfield Road, Turners Hill [16 dwellings].**(i) the willingness (or otherwise) of the landowner(s) to implement their sites on the basis of the relevant policy;**

The landowner, Paddock Estate, has been proactive in undertaking assessment work in support of the proposed allocation of land at Withypitts Farm. A sketch layout has been prepared, supported by an Opportunities and Constraints Assessment and a Design Development document. A Landscape and Visual Impact Assessment [SA32.4] and a Transport Assessment [SA32.5] have been prepared, supported by Safety Audit work. The landowner has confirmed to have received considerable interest from potential developer partners in delivering the site. It is envisaged that full planning permission will be received by the end of the year 2021 to start completing dwellings in 2022/23.

(ii) safe and secure access, which can be provided within the ownership of the allocated site, or does the scheme rely on the acquisition of off-site land;

The proposed allocation is immediately adjacent to the local road network where safe and secure access can be provided.

(iii) any conflict with a made Neighbourhood Plan;

The Turners Hill Neighbourhood Plan was made in March 2016 [O18] and therefore ahead of the formal adoption of the District Plan adopted in March 2018 which identifies a minimum residual housing requirement. The Council considers the reasons for allocation against existing development plan policies is fully evidenced and justified in Site Selection Papers [SSP1-3].

The adoption of the District Plan resulted in a number of policies with the Turners Hill Neighbourhood Plan being superseded (such as policies one homes quantum and development outside the built-up area). As such the proposed allocation does not conflict with those policies that aligned with those contained within the District Plan.

(iv) any conflict with national planning policy;

No conflict with national planning policy.

(v) any significant infrastructure considerations, including vehicular access, traffic circulation and highway and pedestrian safety, flooding, drainage and sewerage implications; are any of these 'showstoppers';

No significant infrastructure considerations were identified. No comments were received from WSCC Highways at Regulation 19 consultation and no issues have been identified in the Strategic Transport Assessment [T7]. The site lies entirely within Flood Zone 1, the area of lowest fluvial risk. Policy SA32 requires SuDs to manage surface water run-off. No showstoppers identified which could impact on the deliverability of the site.

(vi) any significant impact on the living conditions of neighbouring occupiers, or future occupiers of the proposed development;

No significant amenity issues identified at this stage.

(vii) any significant impact on the quality of the landscape, e.g. the integrity of any green gaps, and the ecology of the site and the surrounding area, and proximity to ancient woodland;

No significant impact on the quality of the landscape has been identified.

It is however accepted that due to the location of the proposed allocation (i.e. within the High Weald Area of Outstanding National Beauty) it is essential that careful consideration is given to landscape to protect and enhance the landscape and natural beauty of the High Weald AONB Unit although the site would have a low impact upon the landscape. The proposed policy includes a requirement to undertake a Landscape and Visual Impact Assessment which has been prepared by the site proponent, retain the existing flora, protect the existing PRoW as well requiring a high-quality development with a farmstead character utilising existing buildings where possible.

(viii) any impact on Conservation Areas, heritage assets or areas of archaeological significance;

No impact on conservation areas, heritage assets or areas of archaeological significance.

(ix) access to shops, schools, health provision and services, community facilities, public transport and employment, i.e. is the location sustainable;

Turners Hill is a category 3 settlement offering some key services capable of serving residents and immediate surrounding communities. The village has a primary school, a GP surgery, a convenience store, community buildings and play provision. Further services are available at East Grinstead, approximately 7km northeast along the B2110. Access to public transport from the site is considered fair with the closest bus stop located within 200m from the site providing a direct access to Crawley, East Grinstead and Haywards Heath.

The proposed allocation is well located in relation to local services and facilities which should help to reduce the need to travel to meet some day-to-day needs. Although the future occupiers are likely to rely on the main service centres of East Grinstead and Haywards Heath for further services.

(x) contamination or other ground or stability issues;

The proposed policy acknowledge that the land may be contaminated due to present or historical on site or adjacent land uses. To ensure this issue is appropriately addressed, the proposed policy requires detailed investigation into possible sources of on-site contamination together with any remedial works that may be required.

(xi) any other material considerations which could impact on the sustainability of the proposed allocation?

None known.

SA33: Ansty Cross Garages, Cuckfield Road, Ansty [12 dwellings].

(i) the willingness (or otherwise) of the landowner(s) to implement their sites on the basis of the relevant policy;

The site proponent has raised no objections to Policy SA33 and confirms in their Planning Statement [SA33.2] that the requirements of the policy will be met at the planning application stage.

It should be noted that the capacity of the scheme has been reduced by the proponent from 12 to 10 dwellings. This is to deliver an enhanced layout and parking provision. The Council supports this change and it can be addressed through a minor modification.

(ii) safe and secure access, which can be provided within the ownership of the allocated site, or does the scheme rely on the acquisition of off-site land;

The site has an existing access point off of the mini roundabout at the junction of the A272 and B2036. The access point serves the existing car dealership garage and the parking for the seven recently built residential dwellings adjacent to the site. As part of the seven-dwelling development, the access road was upgraded including provision of a pedestrian footway on the north side of the carriageway. The Transport Note [SA33.4] submitted by the proponent states that the existing access is appropriate for the proposed development.

(iii) any conflict with a made Neighbourhood Plan;

The Ansty, Staplefield & Brook Street Neighbourhood Plan was made 2 February 2017 [O6] therefore ahead of the formal adoption of the District Plan adopted in March 2018 which identifies a minimum residual housing requirement. The Council considers the reasons for allocation against existing development plan policies is fully evidenced and justified in Site Selection Papers [SSP1-3].

Policy AS1 states that new housing development should be focused within the built up area of Ansty.

(iv) any conflict with national planning policy;

No significant amenity issues identified at this stage.

(v) any significant infrastructure considerations, including vehicular access, traffic circulation and highway and pedestrian safety, flooding, drainage and sewerage implications; are any of these 'showstoppers';

No significant infrastructure considerations have been identified at this stage. Southern Water infrastructure crosses the site, but any necessary easements can be accommodated within the detailed layout. This requirement is captured within Policy SA33.

No showstoppers identified which could impact on the deliverability of the site.

(vi) any significant impact on the living conditions of neighbouring occupiers, or future occupiers of the proposed development;

No significant amenity issues identified at this stage.

In light of the existing adjacent use, Ansty Service Station, Policy SA33 requires a noise assessment to inform any necessary mitigation. The site proponent in their submission [SA33.2] is comfortable that any mitigation that might be required can be accommodated and will be set out at the planning application stage.

(vii) any significant impact on the quality of the landscape, e.g. the integrity of any green gaps, and the ecology of the site and the surrounding area, and proximity to ancient woodland;

No significant impact on the quality of the landscape identified.

The site is not located within or adjacent to statutory or non-statutory designations (e.g. SSSI, Local Wildlife Site). The site proponent has committed to engaging with the applicant's ecology consultant to fulfil the policy requirement of biodiversity net gain [SA33.2].

The nearest parcel of ancient woodland is approximately 370m west of the site (Inholms Wood); it is not considered that the development of the site will have a significant impact.

(viii) any impact on Conservation Areas, heritage assets or areas of archaeological significance;

No impact on Conservation Areas, heritage assets or areas of archaeological significance have been identified.

The site is not within or adjacent to a Conservation Area.

The northern part of the site lies within an archaeological notification area (ANA) relating to the medieval hamlet of Ansty. There are no listed buildings on, or immediately adjacent to, the site. A Grade II listed building (Old Cottage) is approximately 30m west of the site's existing access point.

The proponent's Heritage Statement [SA33.3] concludes no significant heritage issues from the preliminary assessment but that a Heritage Statement should accompany any planning application.

(ix) access to shops, schools, health provision and services, community facilities, public transport and employment, i.e. is the location sustainable;

Ansty is a Category 4 settlement reflecting its limited services. The village has a convenience store, as part of the service station located adjacent to the site, providing day-to-day needs. Limited employment opportunities existing in the village. A new Village Centre facility currently under construction will accommodate the village hall and Sports and Social Club; this is located at the Ansty recreation ground.

Ansty is connected by a continuous pavement to Cuckfield (Category 2 – Local Service Centre). A wider range of services, including health and education, are available in Cuckfield. Alternatively, Haywards Heath (Category 1) is approximately 3km east of Ansty, along the A272 and offers a comprehensive range of services and facilities, including employment and good public transport links to Brighton, Crawley and London. Access to public transport is considered fair.

(x) contamination or other ground or stability issues;

No ground or stability issues have been identified.

There is the potential for land contamination associated with the current use of the site; however, this has not been raised as a showstopper to development. The proponent will be required to provide a Phase 1 Contamination Assessment at the planning application stage, as set out in Policy SA33.

(xi) any other material considerations which could impact on the sustainability of the proposed allocation?

None known.