
Flood Risk Sequential Testing Report

Land to the East of Ansty – Proposed delivery of a
new Garden Community

Application DM/23/2866

Prepared for:

Fairfax Acquisitions Limited & The Norris Family

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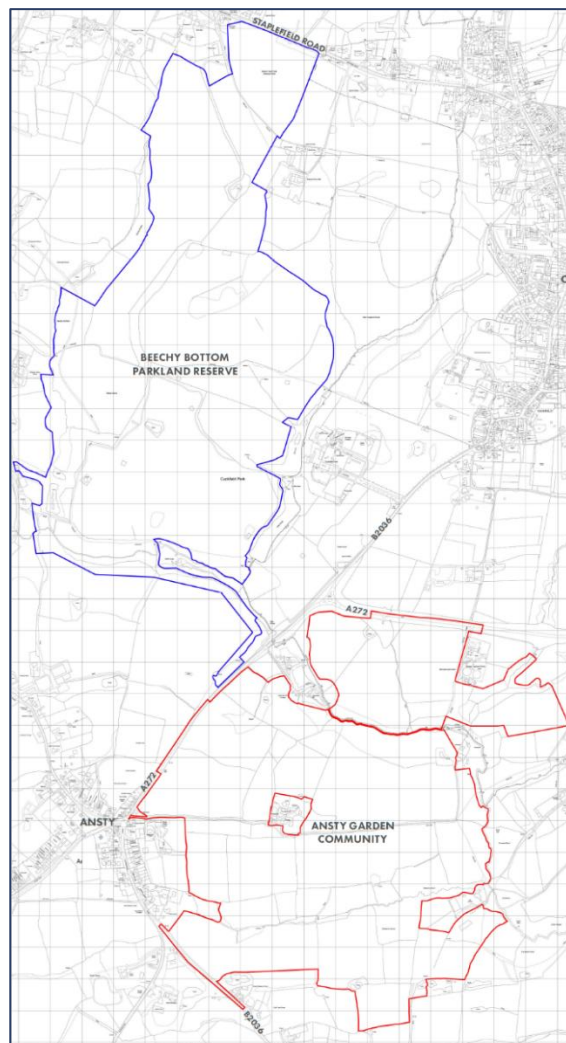
1. Introduction

- 1.1. This Flood Risk Sequential Test Report has been prepared in support a planning application on Land to the East of Ansty near Haywards Heath, Mid Sussex District, (“the Site”) that has been submitted jointly on behalf of Fairfax Acquisitions Limited and the Norris Family.
- 1.2. The proposed development is for a residential led mixed use development comprising up to 1,450 dwellings, 90 residential care units, a new primary school, a new SEND school, a local centre, sports facilities (including all weather hockey pitches and tennis centre), community facilities, health hub, allotments, and public open space.
- 1.3. An outline application seeking consent for the following was validated in November 2023:

Outline planning application (All matters reserved except for access) for the redevelopment of land to the east of Ansty to create a new Garden Community, comprising of the erection of up to 1,450 homes (including 30% affordable housing), up to 90 residential care units (C2 class), a primary school, a SEND school, health hub, sports facilities including all weather hockey pitches and tennis centre, allotments, retail, community and employment uses together with ancillary and associated development including new and enhanced pedestrian/cycle routes, open spaces, and landscaping
- 1.4. The proposed development received a number of consultee comments during the determination process, identified that whilst the site was considered to be primarily in Flood Zone 1 (with the lowest risk of fluvial flooding), however there are small areas of Flood Zone 2 alongside the streams located within the site. No development is proposed in areas that are not located within Flood Zone 1. However, there are small areas within the proposed development area of the site where a 1 in 1,000 year surface water flooding event could potentially occur. As a result, it has been identified that there will be a requirement for a Sequential Test to be provided with the application.
- 1.5. The National Planning Policy Framework (NPPF), revised in December 2024, sets out the relevant requirements in undertaking development in areas identified as potential risk of flooding, and Paragraph 174 states that development should be directed away from areas at highest risk. Where development is necessary in such areas, the development should be made safe for its lifetime without increasing flood risk elsewhere. Directing development away from areas at highest risk is the crux of the Sequential Test, and making a development safe without increasing flood risk elsewhere is the basis for the Exceptions Test.
- 1.6. This Sequential Test Report will first set out a brief description of the appeal site and proposals, then it will set out the methodology for the identification of alternative sites, followed by an assessment for the possible identified alternative sites.

2. Site and Proposals

- 2.1. The site is located to the east of Ansty village, a small village which is classified as a tier 4 settlement in the current settlement hierarchy. The Site as a whole is approximately 202ha, of which approximately 99ha would be utilised for development and 103ha utilised as a Parkland Reserve. The Parkland Reserve is subject to a separate change of use planning application. In terms of broad geographic location, the site is located to the west of Haywards Heath, south and west of Cuckfield, north of Burgess Hill, and directly adjacent to the eastern edge of the settlement of Ansty. The A23 lies approximately 3km (1.9 miles) to the west of the site, and Haywards Heath train station lies approximately 3.2km (2 miles) to the east of the site.
- 2.2. The Site would be brought forward in conjunction with the proposed development of an 103ha Parkland Reserve. This is shown in blue on the plan extract below. The red part of the site is where the new garden community is proposed, and this falls outside of the High Weald AONB.



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- 2.3. The new garden community is proposed south of the A272, and adjacent to the existing settlement of Ansty. It is bounded to the north and north west by the A272, to the west and southwest by a combination of the settlement of Ansty and the B2036, and to the south and east by open countryside, with mature trees and hedgerows demarcating the site boundary. The site currently comprises mainly agricultural fields with some areas of woodland. A Public Right of Way runs east-west centrally across the site (footpath 62CR) which connects to further Public Rights of Way that run along the eastern boundary of the site and provide connections to the north, east and south (namely 65CR, 69CR, 103CR and 8bCU).
- 2.4. The topography gently undulates across the site, with the central belts of mature woodland containing more pronounced gradient which falls towards the small streams that run across the site. The site is predominantly classified as being in Flood Zone 1, with the lowest risk of fluvial flooding, however there are small areas of Flood Zone 2 alongside the streams located within the site. No development is proposed within the areas of Flood Zone 2.
- 2.5. In terms of neighbouring uses, there is existing low-density residential development to the west, and a water treatment works immediately adjacent to the north-eastern boundary, accessed directly from the A272 (Cuckfield bypass).

The Proposal

- 2.6. The proposals are for a new Garden Community connected to the village of Ansty which will comprise the following:
- New Garden Community providing approximately 1,450 high quality new homes, including 30% affordable homes (up to 435 new affordable homes) , and 30 self-build plots.
 - Up to 90 residential care units
 - New Primary School
 - New Special Educational Needs (SEND) School
 - A Health Hub including new GP surgery
 - New village centre with local facilities and workspace
 - Enhanced bus services
 - A low carbon sustainable community
 - Highways enhancements to enable more effective traffic management in the centre of Ansty and Cuckfield
 - New sports and recreation facilities as well as amenity greenspace embedded within the garden community
 - New connectivity to existing pedestrian and cycle routes
 - Associated landscaping and infrastructure works
- 2.7. The proposals will incorporate a range of dwellings including 1 and 2-bedroom flats, and 2, 3 and 4-bedroom houses, and will deliver a policy compliant housing mix. The built form on site will range from 1.5 storeys to 4 storeys, with density being an average of 35dph.

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- 2.8. As part of the associated infrastructure works, three new vehicular access points will be created from the existing road network, with a new access from the A272 to the north, the A272 to the east, and the B2036 to the southwest. New connections will be provided to the Public Rights of Way (PROW) within the site, providing direct links to the existing PROW network, which in tandem with new bus services and dedicated cycleways, will ensure that residents are not reliant on private cars for their day to day needs.
- 2.9. Public open space and landscape buffering will be incorporated into the proposed scheme in order to enhance the site and provide appropriate amenity and biodiversity provision. The proposals have been designed to utilise the natural topography as well as respecting the characteristics of the existing belt of mature woodland across the site. The existing woodland is to be firmly protected as part of the proposals with appropriate buffers adopted.

3. Methodology for the Identification of Alternative Sites

3.1. The National Planning Policy Framework (NPPF), revised in 2024, sets out the relevant requirements with regard to undertaking development in areas identified at potential risk of flooding.

3.2. Paragraph 181 states that :

When determining any planning applications, local planning authorities should ensure that flood risk is not increased elsewhere. Where appropriate, applications should be supported by a site-specific flood-risk assessment. Development should only be allowed in areas at risk of flooding where, in the light of this assessment (and the sequential and exception tests, as applicable) it can be demonstrated that:

- a) within the site, the most vulnerable development is located in areas of lowest flood risk, unless there are overriding reasons to prefer a different location;*
- b) the development is appropriately flood resistant and resilient such that, in the event of a flood, it could be quickly brought back into use without significant refurbishment;*
- c) it incorporates sustainable drainage systems, unless there is clear evidence that this would be inappropriate;*
- d) any residual risk can be safely managed; and*
- e) safe access and escape routes are included where appropriate, as part of an agreed emergency plan.*

3.3. As set out in the NPPF:

Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future). Where development is necessary in such areas, the development should be made safe for its lifetime without increasing flood risk elsewhere. (paragraph 170).

3.4. *The aim of the sequential test is to steer new development to areas with the lowest risk of flooding from any source. Development should not be allocated or permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower risk of flooding. The strategic flood risk assessment will provide the basis for applying this test. (Paragraph 174)*

3.5. *The sequential approach should be used in areas known to be at risk now or in the future from any form of flooding, except in situations where a site-specific flood risk assessment demonstrates that no built development within the site boundary, including access or escape routes, land raising or other potentially vulnerable elements, would be located on an area that would be at risk of flooding from any source, now and in the future (having regard to potential changes in flood risk). (Paragraph 175)*

3.6. Directing development away from areas at highest risk of flooding is the crux of the Sequential Approach, and making a development safe without increasing flood risk elsewhere is the basis for the Exceptions Test. The procedure for undertaking the Sequential and Exceptions Test for sites is set out within the Planning Practice Guidance (PPG) which sits alongside the NPPF.

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- 3.7. The Site is located outside but adjacent to the settlement of Ansty and is designated as countryside. It is located within an area that is predominantly Flood Zone 1, with small areas of Flood Zone 2 & 3 along the banks of Copyhold Gill (a watercourse). Small areas of surface water flood risk are present on site, predominantly in close proximity to the existing watercourse routes.
- 3.8. The illustrative layout provided at the application stage identifies three small areas of surface water flooding from the 1 in 1000 year scenario that lie within the area of the site that is proposed for development. Therefore procedurally the applicant needs to demonstrate that the proposals for the site could not be delivered in an area at lower risk of flooding, whilst having the same results and benefits.



Figure 1: Gov.uk Flood map for planning overlaid with the proposal site red line boundary and illustrative site layout

- 3.9. The procedure for undertaking the Sequential and Exceptions Test for sites is set out within the Planning Practice Guidance (PPG) which sits alongside the NPPF. The PPG recommends that

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“the area to apply the test will be defined by local circumstances relating to the catchment area for the type of development proposed. For some developments this may be clear, for example, the catchment area for a school. In other cases, it may be identified from other Plan policies. For example, where there are large areas in Flood Zones 2 and 3 (medium to high probability of flooding) and development is needed in those areas to sustain the existing community, sites outside them are unlikely to provide reasonable alternatives”.

- 3.10. Given this guidance and the need for the any alternative site to deliver a critical mass of development to support the community facilities proposed through the proposal (such as a 2FE school and community hub), Leading Counsel’s advice was sought as to the most appropriate parameters to apply.

Search Parameters for alternative sites

- 3.11. There are a number of key aspects that were considered relevant when setting the search parameters for the assessment of alternative sites through the Sequential Test process:
- Location/geographical area over which the test is to be applied
 - Site Size
 - Site Designations
 - Flood Risk
 - Availability

Location/geographical area

- 3.12. The PPG states that, *“For individual planning applications subject to the Sequential Test, the area to apply the test will be defined by local circumstances relating to the catchment area for the type of development proposed. For some developments this may be clear, for example, the catchment area for a school. In other cases, it may be identified from other Plan policies”* (Paragraph 027 Reference ID: 7-027-20220825).
- 3.13. The site is located within the Mid Sussex District Area, and accordingly a suitable search area has been determined as being the whole of the Mid Sussex District Local Authority Area.

Site Size

- 3.14. The proposal site is just under 100ha in size. As per the PPG guidance, *“A reasonably available site... could include a series of smaller sites and/or part of a larger site if these would be capable of accommodating the proposed development”*. Given the scope of community infrastructure proposed, it was determined that a reasonable alternative site would still need to be of a sufficient size to allow for the critical mass of population that could support community facilities such as the proposed community hub. Accordingly sites that were 5ha or over in size were felt to be an appropriate size.

Site Designations

- 3.15. The proposal site lies outside of the National Landscape and South Downs National Park. Accordingly sites that were also located outside of the National Landscape and National Park (where through paragraphs 189 & 190 of the NPPF great weight is given to protecting areas of National Landscape from major development) were deemed to be reasonable alternative sites, and sites within the National Landscape and South Downs National Park were discounted.

Flood Risk

- 3.16. For the purposes of the assessment, it was agreed that only sites that were considered to be of lower flood risk should be considered as suitable alternative sites.

Availability

- 3.17. The PPG states that *“Reasonably available sites’ are those in a suitable location for the type of development with a reasonable prospect that the site is available to be developed at the point in time envisaged for the development.”* (Paragraph: 028 Reference ID: 7-028-20220825).
- 3.18. Precedents set in similar instances where a Sequential Test has been required to support a planning application have identified that the starting point for the Sequential Test should be the published list of five-year land supply sites, and the latest Strategic Housing Land Availability Assessment (SHELAA) which is based on the latest available monitoring data.
- 3.19. Various additional factors were assessed within the Sequential Test to determine whether each site was to be considered ‘reasonably available’. Sites which had commenced development were not considered to be available. Similarly, sites where the planning application had lapsed were also not be considered available, deliverable or developable.
- 3.20. Whilst the PPG states that sites *“do not need to be owned by the applicant to be considered ‘reasonably available”* (Paragraph 028, Reference ID: 7-028-20220825), it has been noted from other Sequential Tests and appeals where a Sequential Test was required that for a site to be ‘reasonably available’ it does not only need be available for development by the applicant but that there must also be a reasonable prospect of it being available to be developed into the Proposed Development. In other words, it must be available for purchase by the applicant to be developed into the Proposed Development or there must be a reasonable prospect that the current owner of the land will develop the land on the same terms as the Proposed Development. As a result, if a site was owned by a private person/body who was unwilling to sell the site to the applicant and was also unwilling to develop the site on the same terms as the Proposed Development then it could not be considered ‘reasonably available’. This approach was used during the assessment of the sites within the Sequential Test.
- 3.21. Given the above, as they are not part of an adopted plan at the point of preparing this Sequential Test, sites that have been proposed as draft allocations (in the Submission Draft Mid Sussex District Plan 2021-2039) have been assessed, and where they meet the relevant criteria they have been deemed to be available.

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Summary

3.22. The methodology will be based on a review of the 2023 Strategic Housing and Economic Land Availability Assessment (SHELAA), site allocations in the Mid Sussex District Plan 2018-2031, draft allocations from the emerging Mid Sussex District Plan 2021-2039, site allocations in the Mid Sussex Site Allocations DPD (2021), and the most recent Brownfield Land Register (2024). In assessing the above documents, sites that meet the following criteria will be assessed:

- The whole of Mid Sussex District
- Site is no less than 5ha in size
- Site is identified in the SHELAA as being capable of delivering 250 dwellings or more
- Site is not subject to a National Landscape or National Park Designation
- Sites that do not have a live/recently approved planning application
- Site is determined to be available

3.23. A table has been prepared (see Appendix 1) identifying the list of all sites explored

4. Initial Assessment of Sites

- 4.1. This Section provides the summary of the initial assessment to filter out those sites which it is deemed are not suitable for further assessment.
- 4.2. Mid Sussex District Council's Strategic Housing and Economic Land Availability Assessment (SHELAA) (2023) was published in October 2023 and formed the basis of the Sequential Test search. This was supplemented by analysis of the site allocations in the Mid Sussex District Plan 2018-2031, draft allocations from the emerging Mid Sussex District Plan 2021-2039, Allocations in the Mid Sussex Site Allocations DPD (2021), and the most recent Brownfield Land Register (2024) Combined, after identifying areas of duplication (e.g. a site appearing in both the SHELAA and the Brownfield Land Register, or a site appearing twice in the SHELAA with no discernible difference between the two SHELAA submissions (such as site 688 and site 1149)), these documents identified **363 unique sites. This is the starting point regardless of the parameters stated in the previous section.**

Geographical Area

- 4.3. All of the sites within the lists were located within Mid Sussex District, and therefore none were discounted due to location or geographical area.

Not promoted for residential use

- 4.4. Within the SHELAA and other associated documents, there are a total of 31 sites that were promoted for alternative uses (Gypsy and Traveller's pitches, commercial and economic use). Also considered is the fact that some of the sites are located adjacent to an employment area, and that landowners (taking into account such location and the characteristics) did not promote sites for residential but for commercial uses instead. Therefore, sites that are not promoted for residential use will be under this category and will be discounted.

This then reduced the number of sites from 363 to 332.

Site Size/capacity

- 4.5. Considering the Application Site is just under 100ha, and with the number of dwellings and associated community facilities proposed by the Proposal, it is essential to ensure that suitably sized alternative sites are identified where the critical mass of the population would be able to support the facilities proposed, even if not all facilities were delivered on one site. As determined in discussion with Leading Counsel, the site size should not be less than 5 ha, or able to provide circa. 250 dwellings as a minimum to enable viable delivery of the scheme.
- 4.6. Therefore, it is required that any alternative sites assessed from the Council's documentation that are less than 5ha in area or provide less than 250 units (when based on the proposed units suggested by the agent, or the landowner in a SHELAA site assessment document) will be discounted from the Sequential Test.

4.7. **This then reduced the number of sites from 332 to 111**

Site Designations

4.8. The proposal site is located in the countryside, but is not subject to any additional designations such as being within the National Landscape or South Downs National Park. The NPPF places great weight on protecting the National Landscape from development, and the proposals would not result in any development occurring within the National Landscape or the National Park.

4.9. Accordingly sites that were located wholly or partially within the National Landscape or National Park were discounted, and any harm incurred in developing such a site for major development would be greater than that incurred through the proposals

4.10. **The number of sites available for sequential test then reduced from 111 to 28**

Availability

4.11. In accordance with the NPPF it must be demonstrated that there are no reasonably available sites for the proposed development in areas with a lower probability of flooding in order to pass the Sequential Test. The following matters were considered in establishing if the potential alternative sites could be considered reasonably available.

Commencement of Development

4.12. Any site that has commenced residential development should not be considered an alternative to the Appeal Site.

4.13. Within the list of adopted District Plan's site allocations, all strategic allocations were found to have commenced development, and these were discounted from the Sequential Test as they were not considered available.

4.14. Within the Site Allocations DPD, two sites that met the site size and designation criteria were found to have consented development or have a live planning application. They were therefore not considered to be available.

4.15. One SHELAA site was found to have secured planning permission for commercial development, after having been promoted for residential development in the SHELAA. This site was therefore discounted.

4.16. **The number of sites available for sequential test then reduced from 28 to 21.**

Deliverable and Developable

4.17. As stated, in order to be considered a suitable alternative the PPG states that: "*Reasonably available sites' are those in a suitable location for the type of development **with a reasonable prospect that the site is available to be developed at the point in time envisaged for the development***" (Paragraph 028, Reference ID: 7-028-20220825, emphasis added).

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- 4.18. This introduces a time element into the definition of deliverable. Given that the application site is available for development now, it can be inferred that only sites which are considered developable and deliverable **within a five-year period** should be considered as 'reasonably available sites', as defined by the PPG.
- 4.19. The NPPF Glossary states: "*to be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. In particular:*
- a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).*
- b) where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years."*
- 4.20. The Council's SHELAA site assessment forms identify a timescale for each site. The timescale figures are derived from the developer questionnaire submitted as part of the Call for Sites submission. No clarification is made in the site selection methodology or site selection conclusions paper as to what precisely is referred to when a site is described as short term, medium term, long term, or medium-long.
- 4.21. Given the standard period of a plan being over 15 years, it is therefore expected that 'short term' relates to years 1-5 of the plan period, 'medium term' relates to years 6-10 of the plan period, and 'long term' relates to years 10-15 of the plan period. A mixing of two terms (e.g. medium-long term) would be deduced to relate to the period of years 6-15 of a plan period.
- 4.22. As per the NPPF glossary definition, to be considered deliverable, sites for housing should be available now. On the basis of the SHELAA assessments, all remaining potential alternative sites are identified as having a 'medium-long term' timescale for delivery. They are therefore not available now, and should not be considered as a reasonable alternative.
- 4.23. **Through following this approach, there are no suitable alternative sites identified.** Notwithstanding this position, it is recognised that whilst the site is subject to an application, its SHELAA site assessment assessed the application site as having a medium-long term timescale for delivery. In order to conduct a thorough Sequential Test, the site has therefore been assessed against the other alternative sites that have passed all levels of sieving up to this point and share the same medium-long term timescale for delivery.
- 4.24. **The number of unique sites available for Sequential Test was therefore confirmed as 21.**
- 4.25. Appendix 1 sets out a table of all sites explored. A refined table that shows the sites that met the necessary criteria and were subject to further assessment in the Sequential Test is set out in (Appendix 2)

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4.26. The next section of this report will assess whether these sites can provide a suitable alternative to the proposal Site.

5. Sequential Test Site Analysis

- 5.1. In order to consider further whether these remaining 21 sites could be considered as reasonably available alternatives to the proposed development in accordance with the requirements and definitions of the Planning Practice Guidance (PPG), it is important to look at the potential of these sites to deliver the proposed development and availability. A table of the sites is provided at Appendix 2
- 5.2. This section of the Report will demonstrate that the Sequential Test is passed due to the very minimal flood risk on the application site, and the lack of availability of alternative sites.

Suitability – Flood Risk

- 5.3. Whilst direct data on the proportion of Mid Sussex covered by water bodies, the Mid Sussex Capacity Study 2014 (prepared by LUC) identifies that 92% of Mid Sussex District is covered by a form of 'mappable' constraint. This includes Flood Zones 3a and 3b as primary constraints, and Flood Zone 2 as a secondary constraint. Sites were not discounted initially based on their location in Flood Zone 2 or above.
- 5.4. The Sequential Test report prepared by Aqua Terra (Appendix 3) identifies that the remaining 21 sites would be subject to different pressures from different sources of potential Flood Risk. These included risks derived from Fluvial, Surface Water, and Groundwater flows, as well as from Sewers, and Catastrophic Failure.
- 5.5. Based on the assessment, and considering the combination of all identified flood risk possibilities, the Sequential Test has determined that the application site is the most sequentially preferable site. It identifies that it is subject to a low risk of Fluvial and Surface Water flooding, a medium risk of groundwater flooding, and a low risk of Catastrophic failure. The application site was also identified as having a medium risk of Sewer flooding during periods of intense rainfall.
- 5.6. Six sites were identified as being one step less preferential to the application site. All six sites were identified as having a greater risk of surface water flooding.
- 5.7. **For the above reasons, the sequential test is considered to be passed due to no suitable alternative site or sites being available for the proposed development in terms of flood risk**

Availability

- 5.8. Whilst the PPG indicates that sites "do not need to be owned by the applicant to be considered 'reasonably available'" (Paragraph 028, Reference ID: 7-028-20220825), it is Savills' interpretation that a site's 'reasonably available' status does not hinge on its availability for development by the Applicant.

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- 5.9. However, there must be a reasonable prospect of the site being available for development as compared to the Proposal. Put differently, the site must be purchasable by the Applicant for their intended development, or there should be a reasonable likelihood that the current landowner will develop the land on terms identical to the Application Proposals. Consequently, Savills interpreted that if a site is owned by a private individual or entity unwilling to sell it to the Appellant or develop it on terms akin to the Appeal Proposal, it cannot be deemed 'reasonably available'.
- 5.10. There is no need for further examination of alternative sites in respect of their availability, or deliverability (in similar timescales to the proposal) as there are no sequentially preferable alternatives. This is on the basis of assessing the whole area of the alternative sites.
- 5.11. **In addition to flood risk factors, for the above reasons, the sequential test is considered to be passed due to no suitable alternative site or sites being available for the Appeal Proposal.**

6. Exception Test

- 6.1. A proposal having passed the Sequential Test also needs to pass the Exceptions Test. This is a method to demonstrate that flood risk to people and property will be managed satisfactorily, while allowing necessary development to go ahead in situations where suitable sites at lower risk of flooding are not available.
- 6.2. The NPPF in Paragraph 177 states: *“If it is not possible for development to be located in areas with a lower risk of flooding (taking into account wider sustainable development objectives), the exception test may have to be applied. The need for the exception test will depend on the potential vulnerability of the site and of the development proposed, in line with the Flood Risk Vulnerability Classification set out in Annex 3”.*
- 6.3. The NPPF then continues in Paragraph 178 to state:
- *“To pass the exception test it should be demonstrated that:
 - i. The development would provide wider sustainability benefits to the community that outweigh the flood risk; and
 - ii. The development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible will reduce flood risk overall.”*
- 6.4. The Environmental Agency’s Flood Risk Mapping has indicated that the site has small areas that are located in Flood Zone 2 and 3 immediately adjacent to the water course, and some small areas where there is a 1 in a 1,000 year risk of surface water flooding. As the proposals fall within the ‘More Vulnerable’ category of the Classification set out in Annex 3 of the NPPF, the Exceptions Test will be required for the site.
- 6.5. As set out in the Planning Statement, the proposals will bring a number of wider benefits.

Economic Considerations

- The proposals will deliver market and affordable housing that will meet identified deficiencies in the medium and long term housing supply in MSDC.
- The proposals will deliver a housing mix through both the market and affordable housing that will accord with policy and meet identified needs
- The proposals will enhance Ansty as an economically viable settlement and create a strong and responsive economy, with approximately an additional £737,000 spent per annum in the Local Area.
- The proposals would generate between £360,000 and £400,000 in worker expenditure per annum based on the employment scenario for the site.
- There will be temporary increased expenditure from those employed during the construction stage.
- There will be temporary benefits from the use of local trades and suppliers during construction.
- Once residential expenditure and worker expenditure are accounted for, it is estimated that the Proposals will generate between £1.10m and £1.13m of additional expenditure in the Local Area per annum.
- The additional population in Ansty could result in in-migration from business sectors and specialisms, and could further diversify the economy of the area.

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- New job opportunities delivered through the provision of new commercial units in the community hub
- New employment possibilities delivered on site as a result of growth of home working.
- Job opportunities on site reduce the need for out-commuting
- Additional properties and residents will lead to an increase in Council tax revenue of approximately £2.6million, generating an uplift of council tax income for MSDC of approximately 7% and a cumulative public sector revenue increase.
- The granting of planning permission on the site will also lead to MSDC receiving financial benefit from the New Homes Bonus.
- The Economic Footprint of House Building in England and Wales (July 2018) report, prepared by the Home Builders Federation and Lichfields, reaffirms all of these benefits. It states that the delivery of new housing delivers all of the benefits set out above, as well as each new dwelling generating 3.1 jobs (when direct and indirect jobs are considered), delivers significant fiscal benefits, and generates spending in shops and on local services.

Social Considerations

- A diverse population that partakes in many varied aspects of the economy will create a strong, vibrant, diverse and competitive economy. The employment opportunities created by the site, in addition to the site's connectivity to Cuckfield, Haywards Heath, and Burgess Hill will lead to a varied social make-up and ensure a rich mixture of social backgrounds.
- The proposals will deliver a range of housing types, sizes, and tenures to meet the needs of the community as identified in both the emerging planning policy and the SHMA.
- The proposals will contribute towards significant unmet housing need in the local Strategic Housing Market Area, notably 7,050 homes which are being unmet in the emerging Crawley Borough Local Plan.
- The provision of affordable housing will help to meet the need for housing for those who are unable to afford market housing, a need which has been underprovided for in Mid Sussex for a significant number of years.
- The provision of open space throughout the site and the proximity of the site to the adjacent Parkland Reserve will assist in providing the social, recreational, and cultural facilities needed in a healthy and balanced community, as outlined in chapter 8 of the NPPF.
- The provision of a new primary school and a new SEND school will assist in addressing identified educational needs in the area.
- The proposals will enhance the connectivity of the existing settlement of Ansty to Haywards Heath and Cuckfield. The highways improvements, pedestrian improvements, and cycle way improvements, along with improvements to the existing Public Rights of Way, will ensure that better use can be made of these assets year round.
- Provision of Health Hub including new GP surgery.

Environmental Considerations

- The Site is in a sustainable, readily accessible location.
- The site has been designed to encourage cycling and walking, with the enhancement of the existing on site Public Rights of Way included as part of the proposals.
- The proposals will deliver biodiversity mitigation and betterment.

- The proposals will deliver environmental and biodiversity net gains from new planting and green infrastructure with 20% BNG achieved overall.
- The site has a low flood risk, and proposals will result in no impact to the existing watercourse downstream.
- The proposals will utilise modern materials in a traditional style, and will utilise sustainable construction methods that take a fabric-first approach and exceed the latest energy standards as set out in Part L of the Building Regulations 2021.
- Energy use by occupants will be reduced, without requiring resident behaviour to change.
- The proposals will provide opportunities for alternative modes of transport aside from the car, with the provision of five mobility hubs encouraging a variety of modal uses.
- Bicycle usage will be encouraged through the opportunity to safely store bicycles either in a garage or securely in a rear garden attached to the property.
- Enhancement of off-site accessibility to local destinations such as Haywards Heath, providing opportunities to travel to this nearby larger settlement without the need to utilise the private car.
- Proposals represent a targeted reduction in CO2 emissions over the baseline of Part L 2021 Building Regulations of a minimum of 60%

6.6. These multi-faceted benefits demonstrate that Part i) of the Exceptions Test is passed.

Flooding

- 6.7. In support of the Planning application, Yellow Sub Geo has provided a site-specific Flood Risk Assessment. This details that the development will be safe for its lifetime, taking account of the vulnerability of its users, it will not increase flood risk elsewhere, and where possible it will reduce flood risk overall in accordance with Part ii) of the Exceptions Test.
- 6.8. The proposed development areas are all within Flood Zone 1. Development that falls within the category of 'Most Vulnerable' is readily permitted in such areas.
- 6.9. Given the low flood risk present on the site, and the absence of any built form in areas of Flood Zone 2 or 3, no specific flood mitigation measures are proposed to address fluvial flooding. The layout of the proposals – and the absence of any development in areas at risk of flooding - ensures that there will be no net loss of floodplain storage and no impediments to flood water flows produced in association with fluvial flood events.
- 6.10. As there are small areas within the proposed development area of the site where a 1 in 1,000 year surface water flooding event could occur, the implementation of a Sustainable Drainage Strategy to mitigate any potential increase in off-site flood risk is proposed. This can be summarised as follows:
- On site infiltration testing has identified that infiltration-based SuDS are not viable on this site. It has also been identified from Southern Water asset location plans that there are no surface water or combined sewers in the vicinity of the Site. An outline SuDS strategy has therefore been developed.

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- The outline SuDS strategy for the site has been developed, in accordance with the requirements of the LLFA, Southern Water, and West Sussex County Council. Discharges to surface watercourses (Copyhold Gill and associated tributaries) with suitable attenuation in surface blue/green infrastructure has been assessed as being appropriate, given the extensive size of the site and the provision of on-site attenuation and controlled discharge to the local sewer network.. This approach includes the provision of swales and ponds to provide the attenuation required prior to off-site discharge at a controlled rate.
- Given the sites rolling topography, there will be a number of sub-catchment areas that are defined as the site layout is finalised through the Reserved Matters stage. The required attenuation will be distributed over a greater number of features and will incorporate appropriate SuDS to reduce peak surface water runoff from the site, improve water quality, and present opportunities to enhance on site habitat.
- An assessment of the performance of the initial SuDS system under the 1 in 30 year + 40% climate change storm was undertaken and shows that the proposed SuDS are capable of accommodating the required stormwater runoff volumes.

6.11. In conclusion, the proposed mitigation measures demonstrate the development will be safe, and the proposals will not increase flood risk to third parties.

6.12. As a result, it has been demonstrated that Part ii) of the Exceptions Test has also been passed.

7. Conclusion

- 7.1. This Sequential Test has been prepared in support of an outline planning application for the development of Land East of Ansty to deliver a new Garden Community.
- 7.2. The site is located within the administrative area of Mid Sussex District Council, and it currently forms a vacant greenfield site, Mid Sussex is a heavily constrained District, with approximately 50% of the District classified as being in the High Weald Area of Outstanding Natural Beauty (AONB), and further constraints provided by the South Downs National Park and Ashdown Forest SPA 7km zone of influence. These designations place constraints on where development can reasonably be delivered, and provides challenges in delivering the quantum of housing that Mid Sussex requires.
- 7.3. The proposed development is for a residential-led mixed-use development , described as follows in the submitted outline application:
- Outline planning application (All matters reserved except for access) for the redevelopment of land to the east of Ansty to create a new Garden Community, comprising of the erection of up to 1,450 homes (including 30% affordable housing), up to 90 residential care units (C2 class), a primary school, a SEND school, health hub, sports facilities including all weather hockey pitches and tennis centre, allotments, retail, community and employment uses together with ancillary and associated development including new and enhanced pedestrian/cycle routes, open spaces, and landscaping*
- 7.4. According to the Environment Agency’s online map for flooding, the site is primarily located within Flood Zone 1, with areas of Flood Zone 2 and 3 in close proximity to the existing watercourse that runs across the site. In accordance with NPPF paragraph 175, a site specific Flood Risk assessment has been prepared that demonstrates that no areas of development will be located within any areas subject to fluvial flooding
- 7.5. However, there are proposed areas of development within the site where the risk of surface water flooding from a 1 in a 1,000 year event will be encountered. As a Sequential Test must be applied for any form of flooding, conformity with the Sequential Test is required.
- 7.6. Following on from consultation with Christopher Katkowski KC, and reviewing the approach taken in similar instances where a Sequential Test was required, a number of search parameters were established.
- 7.7. It was determined that the entirety of Mid Sussex District should be used for the search.
- 7.8. The Council's list of site allocations from adopted plans, site allocations from emerging plans, SHELAA sites, and sites on the brownfield register were used to establish if there were any suitable alternative sites for the Proposed Development which were reasonably available in accordance with the requirements of the NPPF and the Planning Practice Guidance (PPG).

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- 7.9. Given the site size of the proposals being circa 100ha, it was accepted that a disaggregated approach should be applied, as there would be limited sites that could accommodate all development on one site as per the proposals. However, in order to support the community facilities proposed as part of the development, there would still need to be a critical mass of development on a site order to support the functionality of each element of the proposed facilities. Accordingly it was determined that a site should be at least 5ha in size and have an identified yield of 250 dwellings or above.
- 7.10. Removing duplicates, a total of 364 sites were identified on the lists, however 343 were discounted from the search for the following reasons:
- Sites that were not promoted for residential use: 31
 - Sites that were not an appropriate size (under 5ha) or identified as an appropriate yield (less than 250 dwellings): 222
 - Sites that were in the National Landscape: 83
 - Sites that had alternative planning consents: 8
- 7.11. In total, the Sequential Test identified 21 unique sites which had the potential to accommodate a net increase of one or more dwellings, in the Mid Sussex District geographical area.
- 7.12. The Report then provided an analysis of these sites to consider if any could be considered reasonably available alternatives for the Proposed Development.
- 7.13. Of the 21 sites remaining within the Sequential Test, none have been able to demonstrate that they are more favourable when considered against all types of flood risk and flooding, and therefore none could be considered a suitable alternative. For this reason, the Sequential Test is concluded to have been passed.
- 7.14. Given the size of the application site at circa 100ha, only three sites could be deemed to be comparable in size. All others would require a disaggregated approach in order to deliver the proposed quantum of development. Given that the Sequential Test has identified that the application site is the most suitable site, even with the disaggregated approach explored through the site analysis in the Sequential Test, the proposed total quantum of development could not be delivered on sites that were sequentially preferable. As such the Sequential Test is still concluded to be passed.
- 7.15. It has been seen from other Sequential Tests and appeals where a Sequential Test has been required, for a site to be considered as 'reasonably available' it need not be available for development by the applicant but there does need to be a reasonable prospect of it being available to be developed into the Proposed Development. In other words, it must be available for purchase by the applicant to be developed into the Proposed Development or there must be a reasonable prospect that the current owner of the land will develop the land on the same terms as the Proposed Development. Therefore, if a site was owned by a private person/body who was unwilling to sell the site to the applicant and unwilling to develop the site on the same terms as the Proposed Development then it could not be considered 'reasonably available'.

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7.16. Taking this into account this Report sets out that the Exceptions Test has also been passed.

7.17. The Exceptions Test includes two parts:

“To pass the exception test it should be demonstrated that:

i. The development would provide wider sustainability benefits to the community that outweigh the flood risk; and

ii. The development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible will reduce flood risk overall” (NPPF Paragraph 177).

7.18. The Report demonstrates that the proposals would bring about a number of wider benefits, including under the three aims of sustainable development set out in the NPPF:

Economic

- The proposals will deliver market and affordable housing that will meet identified deficiencies in the medium and long term housing supply in MSDC.
- The proposals will deliver a housing mix through both the market and affordable housing that will accord with policy and meet identified needs
- The proposals will enhance Ansty as an economically viable settlement and create a strong and responsive economy, with approximately an additional £737,000 spent per annum in the Local Area.
- The proposals would generate between £360,000 and £400,000 in worker expenditure per annum based on the employment scenario for the site.
- There will be temporary increased expenditure from those employed during the construction stage.
- There will be temporary benefits from the use of local trades and suppliers during construction.
- Once residential expenditure and worker expenditure are accounted for, it is estimated that the Proposals will generate between £1.10m and £1.13m of additional expenditure in the Local Area per annum.
- The additional population in Ansty could result in in-migration from business sectors and specialisms, and could further diversify the economy of the area.
- New job opportunities delivered through the provision of new commercial units in the community hub
- New employment possibilities delivered on site as a result of growth of home working.
- Job opportunities on site reduce the need for out-commuting
- Additional properties and residents will lead to an increase in Council tax revenue of approximately £2.6million, generating an uplift of council tax income for MSDC of approximately 7% and a cumulative public sector revenue increase.
- The granting of planning permission on the site will also lead to MSDC receiving financial benefit from the New Homes Bonus.
- The Economic Footprint of House Building in England and Wales (July 2018) report, prepared by the Home Builders Federation and Lichfields, reaffirms all of these benefits. It states that the delivery of new housing delivers all of the benefits set out above, as well as each new dwelling generating 3.1 jobs (when direct and indirect jobs are considered), delivers significant fiscal benefits, and generates spending in shops and on local services.

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Social

- A diverse population that partakes in many varied aspects of the economy will create a strong, vibrant, diverse and competitive economy. The employment opportunities created by the site, in addition to the site's connectivity to Cuckfield, Haywards Heath, and Burgess Hill will lead to a varied social make-up and ensure a rich mixture of social backgrounds.
- The proposals will deliver a range of housing types, sizes, and tenures to meet the needs of the community as identified in both the emerging planning policy and the SHMA.
- The proposals will contribute towards significant unmet housing need in the local Strategic Housing Market Area, notably 7,050 homes which are being unmet in the emerging Crawley Borough Local Plan.
- The provision of affordable housing will help to meet the need for housing for those who are unable to afford market housing, a need which has been underprovided for in Mid Sussex for a significant number of years.
- The provision of open space throughout the site and the proximity of the site to the adjacent Parkland Reserve will assist in providing the social, recreational, and cultural facilities needed in a healthy and balanced community, as outlined in chapter 8 of the NPPF.
- The provision of a new primary school and a new SEND school will assist in addressing identified educational needs in the area.
- The proposals will enhance the connectivity of the existing settlement of Ansty to Haywards Heath and Cuckfield. The highways improvements, pedestrian improvements, and cycle way improvements, along with improvements to the existing Public Rights of Way, will ensure that better use can be made of these assets year round.
- Provision of Health Hub including new GP surgery.

Environmental

- The Site is in a sustainable, readily accessible location.
- The site has been designed to encourage cycling and walking, with the enhancement of the existing on site Public Rights of Way included as part of the proposals.
- The proposals will deliver biodiversity mitigation and betterment.
- The proposals will deliver environmental and biodiversity net gains from new planting and green infrastructure with 20% BNG achieved overall.
- The site has a low flood risk, and proposals will result in no impact to the existing watercourse downstream.
- The proposals will utilise modern materials in a traditional style, and will utilise sustainable construction methods that take a fabric-first approach and exceed the latest energy standards as set out in Part L of the Building Regulations 2021.
- Energy use by occupants will be reduced, without requiring resident behaviour to change.
- The proposals will provide opportunities for alternative modes of transport aside from the car, with the provision of five mobility hubs encouraging a variety of modal uses.
- Bicycle usage will be encouraged through the opportunity to safely store bicycles either in a garage or securely in a rear garden attached to the property.

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- Enhancement of off-site accessibility to local destinations such as Haywards Heath, providing opportunities to travel to this nearby larger settlement without the need to utilise the private car.
- Proposals represent a targeted reduction in CO2 emissions over the baseline of Part L 2021 Building Regulations of a minimum of 60%

7.19. For these reasons, the development passes Part i of the Exceptions Test.

7.20. It was then demonstrated that Part ii of the Exceptions Test was also passed due to the flood mitigation included within the proposals. No development is proposed in areas that will be at risk from fluvial flooding. However which includes:

- An outline SuDS strategy for the site has been developed - in accordance with the requirements of the LLFA, Southern Water, and West Sussex County Council - based upon the provision of on-site attenuation and controlled discharge to the local sewer network. This includes the provision of swales and ponds to provide the attenuation required prior to off-site discharge at a controlled rate.
- Given the sites rolling topography, there will be a number of sub-catchment areas that are defined as the site layout is finalised through the Reserved Matters stage. The required attenuation will be distributed over a greater number of features and will incorporate appropriate SuDS to reduce peak surface water runoff from the site, improve water quality, and present opportunities to enhance on site habitat.
- An assessment of the performance of the initial SuDS system under the 1 in 30 year + 40% climate change storm was undertaken and shows that the proposed SuDS are capable of accommodating the required stormwater runoff volumes.

7.21. In conclusion, the proposed mitigation measures demonstrate the development will be safe, and the proposals will not increase flood risk to third parties

7.22. As a result, it has been demonstrated that Part ii of the Exceptions Test has also been passed.

7.23. Overall, this Report has demonstrated that both the Sequential and Exceptions Tests have been passed for the site.

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Appendices

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Appendix 1.0 Full List of Assessed Sites

Site	Identified source	Site area (ha)	Existing land use	Designations	Suitable	Available	Achievable	Comments from source document
Key					Key			
Site Allocations (Mid Sussex District Plan 2014-2031) (2018)					Not suitable			
Regulation 19 Allocation Site					Further analysis required based on unknowns			
Site Allocations DPD 2022					Criteria met			
Identified in SHELAA (2023)								
Brownfield Register								
Broad location North and East of Ansty (Application Site)	SHELAA 736	212	Agriculture/dwellings	Flood Zone 2/3 AONB (NL) <ul style="list-style-type: none"> Area of ancient woodland 		Considered Available	Medium-Long Term	Potential yield of 1,825 Safe access is unavailable or affected by severe limitations/ restrictions
Strategic Allocation East of Burgess Hill at Kings Way	MSDP DP8	undefined	undefined	<ul style="list-style-type: none"> Up to 480 new homes Public open space Local hub serving the site and wider community 		Unavailable – under construction	N/A	N/A
Strategic Allocation to the north and north west of Burgess Hill	MSDP DP9	Undefined	Undefined	<ul style="list-style-type: none"> Approximately 3,500 additional homes and neighbourhood centres 25ha of land for a business park 2 new primary schools A centre for community sport New northern link road connecting through the strategic allocation area 		Unavailable – under construction	N/A	N/A
Strategic Allocation to the east of Pease Pottage	MSDP DP10	Undefined	Undefined	<ul style="list-style-type: none"> Approximately 600 new homes New primary school Gypsy and traveller pitches Hospice 		Unavailable – under construction	N/A	N/A
Strategic Allocation to the north of Clayton Mills, Hassocks	MSDP DP11	undefined	Undefined	<ul style="list-style-type: none"> Approximately 500 new homes New primary school Gypsy and traveller pitches 		Unavailable – under construction	N/A	N/A
Land to the West of Burgess Hill / North of Hurstpierpoint	DPSC1 (SHELAA 740)	57.81	Agriculture/outdoor amenity and open spaces/dwellings	<ul style="list-style-type: none"> 1,350 dwellings 300sqm employment 		Considered Available	Medium-long term	Safe access is not available but potential exists to easily gain access

Site	Identified source	Site area (ha)	Existing land use	Designations	Suitable	Available	Achievable	Comments from source document
Key					Key			
Site Allocations (Mid Sussex District Plan 2014-2031) (2018)					Not suitable			
Regulation 19 Allocation Site					Further analysis required based on unknowns			
Site Allocations DPD 2022					Criteria met			
Identified in SHELAA (2023)								
Brownfield Register								
				<ul style="list-style-type: none"> 500sqm retail/community uses 2FE Primary school Space for provision of full-day care nursery Neighbourhood centre Local community infrastructure				
Land at Crabbet Park	DPSC2 (SHELAA 18)	172	Agriculture/unmanaged forest/dwellings	<ul style="list-style-type: none"> 2,000 dwellings (approx. 1,500 to 2039) 1000sqm (Class E) Retail (TBC) 		Considered Available	Medium-long term	Development may affect listed buildings
Land to the South of Reeds Lane, Sayers Common	DPSC3 (SHELAA 799)	90.05	Agriculture/sports facilities/dwellings	<ul style="list-style-type: none"> 2,000 (approx. 1,850 to 2039) Employment: 5,000 - 9,000sqm (Class E) Retail: 2,000 - 4,000sqm Gypsy & Traveller provision – 6 pitches		Considered Available	Medium-long term	Development may potentially affect listed building/s
Land at Chesapeake and Meadow View, Reeds Lane, Sayers Common	DPSC4 (SHELAA 1026)	1.5	Agriculture/dwellings	<ul style="list-style-type: none"> 33 dwellings Green Space	Too small	Considered Available	N/A	Safe access is not available but potential exists to easily gain access
Land at Coombe Farm, London Road, Sayers Common	DPSC5 (SHELAA 601)	14.2	Agriculture/unmanaged forest	<ul style="list-style-type: none"> 210 dwellings Informal Outdoor Space	Identified yield too small	Considered Available	N/A	Development may affect listed buildings
Land to the West of Kings Business Centre, Reeds Lane, Sayers Common	DPSC6 (SHELAA 830)	3.3	Agriculture	<ul style="list-style-type: none"> 100 dwellings Green Space	Too small	Considered Available	N/A	None
Land at LVS Hassocks, London Road, Sayers Common	DPSC7 (SHELAA 1003)	10.2	Unused land/education	<ul style="list-style-type: none"> 200 dwellings Informal Outdoor Space Relocation of SEND school	Too small	Considered Available	N/A	None
Batchelors Farm, Keymer Road, Burgess Hill	DPA1 (SHELAA 573)	1.5	Unused land/storage	<ul style="list-style-type: none"> 33 dwellings Green space Highways works 	Site Size too small	Considered Available	N/A	None

Site	Identified source	Site area (ha)	Existing land use	Designations	Suitable	Available	Achievable	Comments from source document
Key					Key			
Site Allocations (Mid Sussex District Plan 2014-2031) (2018)					Not suitable			
Regulation 19 Allocation Site					Further analysis required based on unknowns			
Site Allocations DPD 2022					Criteria met			
Identified in SHELAA (2023)								
Brownfield Register								
Land at South of Appletree Close, Janes Lane, Burgess Hill	DPA2 (SHELAA 1030)	1.2	Agriculture	<ul style="list-style-type: none"> 25 dwellings Green space 	Site Size too small	Considered Available	N/A	Safe access is not available but potential exists to easily gain access
Burgess Hill Station, Burgess Hill	DPA3 (SHELAA 1123)	3.5	Station/car park/ allotments	<ul style="list-style-type: none"> 300 dwellings 	Site Size too small	Considered Available	N/A	None
Allotment Site - Nightingale Lane, Burgess Hill	DPA3a	1	Paddock/meadow	<ul style="list-style-type: none"> Allotments 	Site Size too small	Considered Available	N/A	None
Land off West Hoathly Road, East Grinstead	DPA4 (SHELAA 198)	1.8	Agriculture	<ul style="list-style-type: none"> Up to 45 dwellings 	Site Size too small	Considered Available	N/A	None
Land at Hurstwood Lane, Haywards Heath	DPA5 (SHELAA 858)	1.8	Agriculture/unmanaged forest	<ul style="list-style-type: none"> 36 dwellings 	Site Size too small	Considered Available	N/A	Safe access is not available but potential exists to easily gain access
Land at Junction of Hurstwood Lane and Colwell Lane, Haywards Heath	DPA6 (SHELAA 508)	1	Agriculture	<ul style="list-style-type: none"> 30 dwellings 	Site Size too small	Considered Available	N/A	None
Land east of Borde Hill Lane, Haywards Heath	DPA7 (SHELAA 556)	10.5	Agriculture	<ul style="list-style-type: none"> 60 dwellings Play Area Green space 	Identified yield too small	Considered Available	N/A	None
Orchards Shopping Centre, Haywards Heath	DPA8 (SHELAA 1121)	1.9	Shops/commercial	<ul style="list-style-type: none"> 100 dwellings 	Site Size too small	Considered Available	N/A	None
Land to west of Turners Hill Road, Crawley Down	DPA9 (SHELAA 688)	33.7	Agriculture/unmanaged forest	<ul style="list-style-type: none"> 350 dwellings Community Building Allotments 50 bed (C2) care home Play area Other outdoor provision Outdoor sports 		Considered Available	Medium-long term	None
Hurst Farm, Turners Hill Road, Crawley Down	DPA10 (SHELAA 743)	2.2	Agriculture	<ul style="list-style-type: none"> 37 dwellings Green Space 	Site Size too small	Considered Available	N/A	None
Land rear of 2 Hurst Road, Hassocks	DPA11 (SHELAA 210)	0.9	Agriculture	<ul style="list-style-type: none"> 25 dwellings Green Space 	Site Size too small	Considered Available	N/A	None
Land west of Kemps, Hurstpierpoint	DPA12 (SHELAA 13)	5.8	Agriculture	<ul style="list-style-type: none"> 90 dwellings Play Area Informal Outdoor space 	Identified yield too small	Considered Available	N/A	Development may impact upon Conservation Area/Listed Building
The Paddocks, Lewes Road, Ashurst Wood	DPA13 (SHELAA 984)	0.84	Dwellings	<ul style="list-style-type: none"> 8-12 dwellings Green space 	Site Size too small	Considered Available	N/A	None
Land at Foxhole Farm, Bolney	DPA14 (SHELAA 1120)	18.4	Agriculture	<ul style="list-style-type: none"> 200 dwellings Land for education provision Community facility 	Identified yield too small	Considered Available	N/A	Application DM/24/2826 – EIA Screening request. Decision – EIA not required. (10 December 2024)

Site	Identified source	Site area (ha)	Existing land use	Designations	Suitable	Available	Achievable	Comments from source document
Key					Key			
Site Allocations (Mid Sussex District Plan 2014-2031) (2018)					Not suitable			
Regulation 19 Allocation Site					Further analysis required based on unknowns			
Site Allocations DPD 2022					Criteria met			
Identified in SHELAA (2023)								
Brownfield Register								
				<ul style="list-style-type: none"> Community working hub Allotments Informal outdoor space including orchard and country park 				
Ham Lane Farm House, Ham Lane, Scaynes Hill	DPA15 (SHELA 1020)	0.97	Agriculture	<ul style="list-style-type: none"> 30 dwellings Green Space 	Site Size too small	Considered Available	N/A	Safe access not currently available but may be potential for provision of a safe access
Land west of North Cottages and Challoners, Cuckfield Road, Ansty	DPA16 (SHELAA 1148)	1.3	Unused Land	<ul style="list-style-type: none"> 30 dwellings Green Space 	Site Size too small	Considered Available	N/A	Safe access not currently available but may be potential for provision of a safe access Development may potentially affect listed building/s
Land to the west of Marwick Close, Bolney Road, Ansty	DPA17 (SHELAA 784)	1.5	Agriculture	<ul style="list-style-type: none"> 45 dwellings Green Space 	Site Size too small	Considered Available	N/A	Safe access is unavailable or affected by severe limitations/ restrictions Development may affect listed buildings
Land at Byanda, Hassocks	DPA18 (SHELAA 1101)	0.4	Dwelling	<ul style="list-style-type: none"> 60 bed residential care home 	Site Size too small	Considered Available	N/A	None
Land at Hyde Lodge, Handcross	DPA19 (SHELAA 1106)	3.0	Paddock/agriculture	<ul style="list-style-type: none"> Older persons accommodation 	Site Size too small	Considered Available	N/A	None
Burnside Centre, Victoria Road, Burgess Hill	SA2 (SHELAA 826)	0.96	Offices/hardstanding	Employment Land	Not suitable – allocated for employment use	Considered Available	N/A	Employment land within use classes E(g) (Business/Light Industrial) and B2 (General Industrial) are appropriate for this site, and proposals for these uses will be supported.
Site of Former KDG, Victoria Road, Burgess Hill	SA3 (SHELAA 912)	1.1	Scrubland/hardstanding	Employment Land	Not suitable – allocated for employment use	Not available	No	Application DM/21/0831 - Variation of conditions 1,11,21,23 and 24 relating to reference DM/19/0188. Approved 12.05.2021 Application DM/19/0188 - variation and removal of conditions of planning application DM/16/5436. Approved 20.05.2019 DM/16/5436 - To list an amended set of approved drawings in Condition 26 (relating to revised design proposals for units 2 and 3) regarding application DM/15/4512. Approved 18.01.2017

Site	Identified source	Site area (ha)	Existing land use	Designations	Suitable	Available	Achievable	Comments from source document
Key					Key			
Site Allocations (Mid Sussex District Plan 2014-2031) (2018)					Not suitable			
Regulation 19 Allocation Site					Further analysis required based on unknowns			
Site Allocations DPD 2022					Criteria met			
Identified in SHELAA (2023)								
Brownfield Register								
								DM/15/4512 - To list an amended set of approved drawings in Condition 29 of planning application BH/01/00801/FUL (relating to revised design proposals for Units 2 and 3). Approved 08.02.2016 01/00801/FUL - The construction of three buildings to be used for any combination of B1, B2 and B8 uses and associated road works. approved 15.08.2001
Land north of the A264 at Junction 10 of M23 (Employment Area)	SA4 (SHELAA 940)	2.7		Employment Land	Not suitable – allocated for employment use	Considered Available	No	Employment land within use classes E(g) (Business/Light Industrial) and B8 (Storage and Distribution) are appropriate for this site, and proposals for these uses will be supported. Proposals must demonstrate that there is a mix of B1/ B8 uses on-site, and clearly set out the justification for the quantum of development proposed for each use
Land at Bolney Grange Business Park	SA5 (SHELAA 24, 906, 907, 931)	7	Greenfield/Pasture	Employment Land	Not suitable – allocated for employment use	Not available	No	Application DM/23/3208 - Outline application for the erection of 10x Class E(g), B2 and B8 Flexible Use Commercial Units including details of access and layout. Awaiting decision
Marylands Nursey, Cowfold Road, Bolney	SA6 (SHELAA 864)	2.4	Dwelling & outbuildings	Employment Land	Not suitable – allocated for employment use	Not available	No	Application DM/20/2640 - Demolition of single dwelling and outbuildings and erection of B8 floorspace (including ancillary office space) across 3 buildings, with hard and soft landscaping, parking and servicing. Approved 12 Jul 2021
Cedars (Former Crawley Forest School), Brighton Road, Pease Pottage	SA7 (SHELAA 888)	2.3	Offices	Employment Land	Not suitable – allocated for employment use	Not available	No	Application DM/20/2332 - Demolition of Cedars and erection of B1/B2/B8 (flexible) floorspace across 4 buildings (7 units) of varying sizes. Alteration to site access and provision of hard/soft landscaping approved 03 Jun 2021
Pease Pottage Nurseries, Brighton Road, Pease Pottage	SA8 (SHELAA 192)	1	Greenfield/Pasture	Employment Land	Not suitable – allocated for employment use	Considered Available	No	Employment land within use classes E(g) (Business/Light Industrial), B2 (General Industrial) and B8 (Storage and Distribution) are appropriate for this site, and proposals for these uses will be supported
Science and Technology Park	SA9 (SHELAA 949)	48.75	Greenfield/Pasture	Employment Land	Not suitable – allocated for	Considered Available	No	Employment accommodation for 2,500 jobs

Site	Identified source	Site area (ha)	Existing land use	Designations	Suitable	Available	Achievable	Comments from source document
Key					Key			
Site Allocations (Mid Sussex District Plan 2014-2031) (2018)					Not suitable			
Regulation 19 Allocation Site					Further analysis required based on unknowns			
Site Allocations DPD 2022					Criteria met			
Identified in SHELAA (2023)								
Brownfield Register								
					employment use & uses ancillary to employment			Uses must be within definition of science park Appropriate ancillary uses allowed (i.e hotel, gym, convenience store etc)
Land South of 96 Folders Lane, Burgess Hill	SA12 (SHELAA 827)	1.72	Greenfield/Pasture	40 dwellings	Site Size too small	Not available	No	Application DM/23/0532 pending decision
Land East of Keymer Road and South of Folders Lane, Burgess Hill.	SA13 (SHELAA 976)	15.2	Greenfield/Pasture	300 dwellings On site open space	Development already consented	Not available	No	Application DM/22/3049 approved 26/07/2023 for 260 dwellings
Land to the south of Selby Close, Hammonds Ridge, Burgess Hill	SA14 (SHELAA 904)	0.16	Brownfield Site/former site office	12 flats	Site Size too small	Considered Available	N/A	N/A
Land South of Southway, Burgess Hill	SA15 (SHELAA 594)	1.2	Overgrown and inaccessible land designated as part of a wider area of Local Green Space in the Burgess Hill Neighbourhood Plan	30 dwellings	Site Size too small	Considered Available	N/A	N/A
St. Wilfrids Catholic Primary School, School Close, Burgess Hill	SA16 (SHELAA 345)	1.6	School	200 dwellings (mixed use allocation of residential and community facilities)	Site Size too small	Considered Available	N/A	N/A
Woodfield House, Isaac's Lane, Burgess Hill	SA17 (SHELAA 840)	1.4	Private dwelling and garden	30 dwellings	Site Size too small	Considered Available	N/A	N/A
Former East Grinstead Police Station, College Lane, East Grinstead	SA18 (SHELAA 847)	0.42	Vacant police station	22 dwellings	Site Size too small	Considered Available	N/A	N/A
Land south of Crawley Down Road, Felbridge	SA19 (SHELAA 196)	8.5	Greenfield/Pasture	200 dwellings Onsite playspace and equipped children's playspace	Identified yield too small/ Planning application already being pursued	Not available	No	Application DM/23/0810 pending decision (erection of 200 dwellings)
Land south and west of Imberhorne Upper School, Imberhorne Lane, East Grinstead	SA20 (SHELAA 770)	64.8	Greenfield/arable/pasture	550 dwellings Local Centre and Care Community (C2), Early years, primary school and facilities for Special Educational Needs (2FE), strategic SANG, public open space and children's equipped playspace, provision of land for playing fields	Planning application already being pursued	Not available	No	Application DM/23/2699 awaiting decision (hybrid application for 550 dwellings, care village and 2FE primary school)

Site	Identified source	Site area (ha)	Existing land use	Designations	Suitable	Available	Achievable	Comments from source document
Key					Key			
Site Allocations (Mid Sussex District Plan 2014-2031) (2018)					Not suitable			
Regulation 19 Allocation Site					Further analysis required based on unknowns			
Site Allocations DPD 2022					Criteria met			
Identified in SHELAA (2023)								
Brownfield Register								
				associated with Imberhorne School				
Rogers Farm, Fox Hill, Haywards Heath	SA21 (SHELAA 783)	1.3	Greenfield/Grazing	25 dwellings	Site Size too small	Considered Available	N/A	N/A
Land north of Burleigh Lane, Crawley Down	SA22 (SHELAA 519)	2.25	Former commercial site now overgrown and unused	50 dwellings	Site Size too small	Considered Available	N/A	N/A
Land at Hanlye Lane to the east of Ardingly Road, Cuckfield	SA23 (SHELAA 479)	5.75	Greenfield/Pasture	55 dwellings	Identified Yield too small/ Planning application already being pursued	Not available	No	Application DM/23/2610 Awaiting decision (development of 50 dwellings)
Land to the north of Shepherds Walk, Hassocks	SA24 (SHELAA 221)	10.5	Greenfield/Pasture	130 dwellings on site open space and equipped children's play area	Identified Yield too small/ Planning permission granted	Not available	No	Application DM/21/2628 Approved 21/03/2022 (outline, up to 130 dwellings)
Land west of Selsfield Road, Ardingly	SA25 (SHELAA 832)	5.17	Greenfield/parking for showground	35 dwellings	Identified Yield too small/ Planning permission granted	Not available	No	Application DM/22/1575 Approved 08/06/2023
Land south of Hammerwood Road, Ashurst Wood	SA26 (SHELAA 138)	0.58	Workshop, woodland and grassland.	12 dwellings	Site Size too small	Considered Available	N/A	N/A
Land at St. Martin Close, Handcross	SA27 (SHELAA 127)	1.9	Grazing Land	35 dwellings	Site Size too small	Considered Available	N/A	N/A
Land South of The Old Police House, Birchgrove Road, Horsted Keynes	SA28 (SHELAA 807)	1.23	Greenfield/Pasture	25 dwellings	Site Size too small	Considered Available	N/A	N/A
Land south of St. Stephens Church, Hamsland, Horsted Keynes	SA29 (SHELAA 184)	1.13	Greenfield/Pasture	30 dwellings	Site Size too small	Considered Available	N/A	N/A
Land to the north of Lyndon, Reeds Lane, Sayers Common	SA30 (SHELAA 829)	2.01	Former brickyard now greenfield	35 dwellings	Site Size too small	Considered Available	N/A	N/A
Land to the rear Firlands, Church Road, Scaynes Hill	SA31 (SHELAA 897)	2.2	Greenfield/Pasture	20 dwellings	Site Size too small	Considered Available	N/A	N/A
Withypitts Farm, Selsfield Road, Turners Hill	SA32 (SHELAA 854)	1.7	Active Farmstead	16 dwellings	Site Size too small	Considered Available	N/A	N/A
Ansty Cross Garage, Cuckfield Road, Ansty	SA33 (SHELAA 644)	0.24	Commercial garage and car parking	10 dwellings	Site Size too small	Considered Available	N/A	N/A
Land at Wheatsheaf Lane, Cuckfield	SHELAA 11	6.8	Agriculture	Area of Ancient Woodland LNR	Identified yield too small	Considered available	Medium-Long Term	Potential yield of 165 dwellings
Floran Farm, Hophurst Lane, Crawley Down	SHELAA 12	12.3	Agriculture	Area of Ancient Woodland	Identified yield too small	Considered Available	Medium-Long Term	Potential Yield of 30 dwellings Planning application previously refused

Site	Identified source	Site area (ha)	Existing land use	Designations	Suitable	Available	Achievable	Comments from source document
Key					Key			
Site Allocations (Mid Sussex District Plan 2014-2031) (2018)					Not suitable			
Regulation 19 Allocation Site					Further analysis required based on unknowns			
Site Allocations DPD 2022					Criteria met			
Identified in SHELAA (2023)								
Brownfield Register								
Land west of Kemps, Hurstpierpoint	SHELAA 13	5.8	Agriculture	None	Identified yield too small	Considered Available	Medium-Long Term	Potential yield of 90 dwellings Development may impact upon Conservation Area/Listed Building
Land adj. Great Harwood Farm House off Harwoods Lane, East Grinstead	SHELAA 17	48	Agriculture/unmanaged forest	Area of Flood Zone 2/3 Area of Ancient Woodland AONB (NL)	National Landscape	Considered Available	Medium-Long Term	Potential yield of 300 dwellings
Crabbet Park, Old Hollow, Near Crawley	SHELAA 18	172	Agriculture/unmanaged forest/dwellings	Area of Flood Zone 2/3 Area of Ancient Woodland AONB (NL)	DRAFT ALLOCATION DPSC2	Considered Available	Medium-Long Term	Potential yield of 2,300 dwellings Development may affect listed buildings
Land east of College Lane, Hurstpierpoint	SHELAA 19	7.8	Agriculture	None	Identified yield too small	Considered Available	Medium-Long Term	Potential yield of 80 dwellings
The Walled Garden, behind the Scout Hut, London Road, Balcombe	SHELAA 25	0.29	Agriculture	Area of Ancient Woodland AONB (NL)	Site Size too small	Considered Available	Medium-Long Term	Potential yield of 5 dwellings (Site is part of larger site SHELAA 25) Safe access unavailable or affected by severe restrictions
Area south of Redbridge Lane at junction with London Road, Balcombe	SHELAA 28	1.55	Agriculture	Area of Ancient Woodland AONB (NL)	Site Size too small	Considered Available	Medium-Long Term	Potential yield of 20 dwellings
Land off Snowdrop Lane, Lindfield, Haywards Heath	SHELAA 29	2.05	Agriculture/unused land	Area of Ancient Woodland	Site Size too small	Considered Available	Medium-Long Term	Potential yield of 39 dwellings Development would impact on Conservation Area and Area of Townscape Character
Land at the Spinney, Lewes Road, East Grinstead	SHELAA 60	0.41	Dwellings	Area of Ancient Woodland	Site Size too small	Considered Available	Medium-Long Term	Potential yield of 7 dwellings
Land north of Riseholme, Broad Street, Cuckfield	SHELAA 63	2.40	Agriculture	Area of ancient woodland AONB (NL)	Site Size too small	Considered Available	Medium-Long Term	Potential yield of 72 dwellings
Castle Field, Cinder Hill Lane, Horsted Keynes	SHELAA 67	1.32	Agriculture	AONB (NL)	Site Size too small	Considered Available	Medium-Long Term	Potential yield of 20 dwellings Development may affect listed buildings
Farm buildings, Jeffreys Farm, Horsted Keynes	SHELAA 68	0.75	Agriculture/dwellings	AONB (NL)	Site Size too small	Considered Available	Medium-Long Term	Potential yield of 18 dwellings (adjacent to SHELAA 69)
Jeffrey's Farm Northern Fields (Ludwell Field adj Keysford and Sugar Lane)	SHELAA 69	2.84	Unmanaged forest/Agriculture	AONB (NL)	National Landscape	Considered Available	Medium-Long Term	Potential yield of 18 dwellings (adjacent to SHELAA 68)
Land at junction of Snow Drop Lane / Bedales Hill	SHELAA 78	4	Agriculture	None	Site Size too small	Considered Available	Medium-Long Term	Potential yield of 90 dwellings

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Key					Key			
Site Allocations (Mid Sussex District Plan 2014-2031) (2018)					Not suitable			
Regulation 19 Allocation Site					Further analysis required based on unknowns			
Site Allocations DPD 2022					Criteria met			
Identified in SHELAA (2023)								
Brownfield Register								
Land at South Taylors Barn, Whitemans Green/Brook Street, Cuckfield	SHELAA 89	6.9	Agriculture	AONB (NL)	National Landscape	Considered Available	Medium-Long Term	Potential yield of 173 dwellings Development may impact conservation area; development may impact listed buildings
Copthorne Golf Club, Copthorne Common Road, Copthorne	SHELAA 141	8.6	Sports ground and facilities	Part of the site Flood Zone 2 or 3	Identified yield too small	Considered Available	Medium-Long Term	Potential yield of 135 dwellings
Land at South Place, Beauport House, Carrsfarm Cottage and Hurst House, Copthorne Common Road, Copthorne	SHELAA 142	2.7	Dwellings	None	Site Size too small	Considered Available	Medium-Long Term	Potential yield of 75 dwellings Planning application previously refused
Land east of Fairlight Lane, Holtye Road, East Grinstead	SHELAA 145	0.4	Agriculture	None	Site Size too small	Considered Available	Medium-Long Term	Potential yield of 6 dwellings
Aurora Ranch Caravan Park, London Road, Bolney	SHELAA 155	3.4	Unused Land/vacant/holiday parks and camps	AONB (NL)	National Landscape	Considered Available	Medium-Long Term	Potential yield of 90 dwellings Development may affect listed buildings
Land at Eldridge Caravan Park (South) Valebridge Road, Burgess Hill (c3 use)	SHELAA 160	0.64	Unmanaged forest/dwellings	None	Site Size too small	Considered Available	Medium-Long Term	Potential yield of 19 dwellings
Land to the rear of 78 Wickham Hill, Hurstpierpoint	SHELAA 164	0.6	Unused land/dwellings	None	Site Size too small	Considered Available	Medium-Long Term	Potential yield of 18 dwellings
Land south of Oldlands Avenue (Vintens Nursery), Balcombe	SHELAA 165	6.2	Agriculture/derelict	AONB (NL) Area of Ancient Woodland	National Landscape	Considered Available	Medium-Long Term	Potential yield of 90 dwellings Development could impact upon Conservation Area
Land north of 149 College Lane, Hurstpierpoint	SHELAA 173	0.49	Unused land/agriculture	None	Site Size too small	Considered Available	Medium-Long Term	Potential yield of 14 dwellings
Crawley Down Nurseries, Turners Hill Road, Crawley Down	SHELAA 175	2.12	Agriculture	None	Site Size too small	Considered Available	Medium-Long Term	Potential yield of 6 dwellings Planning application previously refused
Land west of Truggers, Handcross	SHELAA 181	6.64	Agriculture	AONB (NL) Area of Ancient Woodland	National Landscape	Considered Available	Medium-Long Term	Potential yield of 130 dwellings
Land east of Beeches Lane, Ashurst Wood	SHELAA 186	8.7	Agriculture	AONB (NL) Area of Ancient Woodland	National Landscape	Considered Available	Medium-Long Term	Potential yield of 40 dwellings
Land off West Hoathly Road, East Grinstead	SHELAA 198	1.8	Unused land	AONB (NL) Area of Ancient Woodland	National Landscape	Considered Available	Medium-Long Term	Potential yield of 45 dwellings
Land at Dirty Lane/Hammerwood Road, Ashurst Wood	SHELAA 207	2.3	Agriculture	AONB (NL)	National Landscape	Considered Available	Medium-Long Term	Potential yield of 22 dwellings
Land rear of 2 Hurst Road (Land opposite Stanford Avenue) Hassocks	SHELAA 210	0.93	Agriculture	None	Site size too small	Considered Available	Medium-Long Term	Potential yield of 25 dwellings Application previously refused
Palmers Autocentre Steton Works, Turners Hill Road, Crawley Down	SHELAA 211	0.28	Vehicle storage/manufacturing	None	Site size too small	Considered Available	Medium-Long Term	Potential yield of 8 dwellings

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Regulation 19 Allocation Site					Further analysis required based on unknowns			
Site Allocations DPD 2022					Criteria met			
Identified in SHELAA (2023)								
Brownfield Register								
Land south of Snow Hill Road, Crawley Down	SHELAA 212	0.52	Agriculture	None	Site size too small	Considered Available	Medium-Long Term	Potential yield of 60 dwellings Planning application refused
Land at Winch Well, Crawley Down	SHELAA 213	1.5	Dwellings	None	Site size too small	Considered Available	Medium-Long Term	Potential yield of
Land at Copyhold Lane, Cuckfield	SHELAA 214	4.1	Agriculture	None	Site size too small	Considered Available	Medium-Long Term	Potential yield of 120 dwellings
Land at former Driving Range, Horsham Road, Pease Pottage	SHELAA 219	3.97	Sports Ground and facilities	AONB (NL) Ancient Woodland area	National Landscape	Considered Available	Medium-Long Term	Potential yield of 75 dwellings
Land to the north of Glebe Road, Cuckfield	SHELAA 227	2.8	Agriculture	None	Site size too small	Considered Available	Medium-Long Term	Potential yield of 70 dwellings
Land east of High Street and Lindfield Road Ardingly	SHELAA 261	7.4	Agriculture/unmanaged forest	AONB (NL) Area of Ancient Woodland	National Landscape	Considered Available	Medium-Long Term	Potential yield of 45 dwellings
Land south of Ryecroft Road, Bolney	SHELAA 264	2.1	Unused land	None	Site size too small	Considered Available	Medium-Long Term	Potential yield of 20 dwellings Development may have a negative impact on Conservation Area May affect listed buildings
Land north of Shepherds Farm, Turners Hill Road, Crawley Down	SHELAA 265	1.5	Paddock	None	Site size too small	Considered Available	Medium-Long Term	Potential yield of 44 dwellings Development would severely affect a listed building
Barns Court and Firs Farm, Turners Hill Road, Copthorne	SHELAA 276	6.8	Wholesale distribution/shops/dwellings	None	Site has permission for commercial development	Unavailable – commercial development approved	Medium-Long Term	Application DM/23/0676 granted 01 February 2024 (Application for approval of Reserved Matters following outline approval DM/20/4127 for the expansion of the existing commercial estate)
Land at Hurst Wickham, Hurstpierpoint	SHELAA 283	0.8	Unused land	None	Site size too small	Considered Available	Medium-Long Term	Potential yield of 24 dwellings
Car parks at Hazelgrove Road, Haywards Road and to the rear of the Orchards, Haywards Heath	SHELAA 327	1.12	Car parks	None	Site size too small	Considered Available	Short Term	Potential yield of 56 dwellings
National Tyre Centre, 60 Keymer Road, Hassocks	SHELAA 375	0.14	Shops	Flood Zone 2 or 3	Site size too small	Considered Available	Short Term	Potential yield of 20 dwellings
Ibstock Brickworks, Sharpthorne	SHELAA 386	3.34	Manufacturing/Mineral workings and quarries	AONB (NL) Area of ancient woodland	National Landscape	Considered Available	Medium-Long Term	Potential yield of 100 dwellings
88 Holtye Road, East Grinstead	SHELAA 391	0.3	Dwellings	None	Site size too small	Considered Available	Short Term	Potential yield of 45 dwellings
Land north of Brainsmead, Cuckfield	SHELAA 420	3.1	Agriculture / outdoor amenity and open spaces	AONB (NL)	Site size too small	Considered Available	Medium-Long Term	Potential yield of 90 dwellings

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Key					Key			
Site Allocations (Mid Sussex District Plan 2014-2031) (2018)					Not suitable			
Regulation 19 Allocation Site					Further analysis required based on unknowns			
Site Allocations DPD 2022					Criteria met			
Identified in SHELAA (2023)								
Brownfield Register								
								Development would have negative impact on Conservation Area and Area of Townscape Character Development may affect listed building
Land at 22 Gower Road, Haywards Heath	SHELAA 440	0.16	Wholesale distribution/ shops	None	Site size too small	Considered Available	Short Term	Potential yield of 5 dwellings Development would have negative impact on Conservation Area and Area of Townscape Character
Warrenside, College Lane, East Grinstead	SHELAA 444	0.17	Hotels/boarding & guest houses	None	Site size too small	Considered Available	Short Term	Potential yield of 14 dwellings
County Tree Surgeons, Turners Hill Road, Crawley Down	SHELAA 450	1.3	Offices/storage	None	Site size too small	Considered Available	Medium-Long Term	Potential yield of 39 dwellings Pre-application enquiry undertaken
Land adjacent to 18 East Street, Turners Hill	SHELAA 474	0.18	Agriculture	AONB (NL)	Site size too small	Considered Available	Medium-Long Term	Potential yield of 12 dwellings Potential negative impact on Conservation Area
Butchers Field, south of Street Lane, Ardingly	SHELAA 495	2.4	Agriculture	AONB (NL) Area of Ancient Woodland	Site size too small	Considered Available	Medium-Long Term	Potential yield of 30 dwellings Potential negative impact on Conservation Area
Land north east of Lindfield	SHELAA 498 (Part of SHELAA 1147)	14	Agriculture/dwellings/unmanaged forest	Flood Zone 2 or 3		Considered Available	Medium-Long Term	Potential yield of 300 dwellings Safe access is unavailable or affected by severe limitations/ restrictions
Haywards Heath Golf Course, High Beech Lane, Haywards Heath	SHELAA 503	31	Sports ground and facilities	Area of ancient woodland		Considered Available	Medium-Long Term	Potential yield of 700 dwellings
Land at Junction of Hurstwood Lane and Colwell Lane, Haywards Heath	SHELAA 508	1	Agriculture	None	Site size too small	Considered Available	Medium-Long Term	Potential yield of 30 dwellings
Land corner of Butlers Green Road/Isaacs Lane, Haywards Heath	SHELAA 512	0.7	Unused land	None	Site size too small	Considered Available	Medium-Long Term	Potential yield of 21 dwellings
Land east of Paynesfield, Bolney	SHELAA 526	3.1	Agriculture	None	Site size too small	Considered Available	Medium-Long Term	Potential yield of 93 dwellings Potential negative impact on Conservation Area
Land north of Ryecroft Road, Bolney	SHELAA 527	1.6	Unused land/unmanaged forest	None	Site size too small	Considered Available	Medium-Long Term	Potential yield of 40 dwellings Negative impact on Conservation Area
Land north of Gibbshaven Farm, Furnace Farm Road, Felbridge	SHELAA 540	3.97	Agriculture	None	Site size too small	Considered Available	Medium-Long Term	Potential yield of 30 dwellings Planning application DM/18/0157 refused. 09/08/18. Appealed. Appeal dismissed 11/07/19

Site	Identified source	Site area (ha)	Existing land use	Designations	Suitable	Available	Achievable	Comments from source document
Key					Key			
Site Allocations (Mid Sussex District Plan 2014-2031) (2018)					Not suitable			
Regulation 19 Allocation Site					Further analysis required based on unknowns			
Site Allocations DPD 2022					Criteria met			
Identified in SHELAA (2023)								
Brownfield Register								
								Planning application DM/24/2400 – outline application for up to 8 self-build units – refused 4 April 2025
Land Adjacent to Packway House, (North of Bolney parcel B) Bolney	SHELAA 541	5	Unmanaged forest/dwellings	AONB (NL)	National Landscape	Considered Available	Medium-Long Term	Potential yield of 150 dwellings Development may affect listed buildings
Land West of London Road (north), Bolney	SHELAA 543	2.7	Agriculture	None	Site size too small	Considered Available	Medium-Long Term	Potential yield of 150 dwellings
Land east of Whitemans Green, Cuckfield	SHELAA 550	1.17	Agriculture	AONB (NL)	National Landscape	Considered Available	Medium-Long Term	Potential yield of 36 dwellings
Pollards Farm, Ditchling Common, Burgess Hill	SHELAA 555	2.30	Agriculture/dwellings	None	Site size too small	Considered Available	Medium-Long Term	Potential yield of 69 dwellings
Land east of Borde Hill Lane, Haywards Heath	SHELAA 556	10.5	Agriculture	None	SITE ALLOCATION DPA7		Medium-Long Term	Potential yield of 315 dwellings Pre-application enquiry held
Crawley Down Garage and Parking Site, Snow Hill, Crawley Down	SHELAA 558	5.44	Car parks/shops	Flood Zone 2 or 3	Identified yield too low	Considered Available	Medium-Long Term	Potential yield of 60 dwellings Pre-application enquiry held
Land to East of Polestub Lane, Cuckfield	SHELAA 567	3.9	Agriculture	None	Site size too small	Considered Available	Medium-Long Term	Potential yield of 120 dwellings
Middle Lodge and land to south, Lindfield Road, Ardingly	SHELAA 568	2.2	Dwellings/agriculture/unmanaged	AONB (NL)	Site size too small	Considered Available	Medium-Long Term	Potential yield of 60 dwellings
Land rear of Withypitts, Selsfield Road, Turners Hill	SHELAA 569	1.72	Agriculture	AONB (NL)	Site size too small	Considered Available	Medium-Long Term	Potential yield of 51 dwellings
Batchelors Farm, Keymer Road, Burgess Hill	SHELAA 573	1.5	Unused land/storage	None	Site size too small	Considered Available	Medium-Long Term	Potential yield of 48 dwellings Planning application refused
Land at Hunters Moon, Old Brighton Road South, Pease Pottage	SHELAA 574	2.94	Dwellings/unused land	AONB (NL)	Site size too small	Considered Available	Medium-Long Term	Potential yield of 88 dwellings
Land north east of Hurstpierpoint	SHELAA 575	18.7	Agriculture	None	Identified yield too low	Considered Available	Medium-Long Term	Potential yield of 165 dwellings
Woodhurst Farmhouse, Old Brighton Road South, Pease Pottage	SHELAA 581	11.73	Dwellings/agriculture/outdoor amenity space	AONB (NL) Area of Ancient Woodland	National Landscape	Considered Available	Medium-Long Term	Potential yield of 200 dwellings
Bawtry - Little London - Ardingly	SHELAA 584	0.26	Dwellings/managed forest/unused land	AONB (NL) Area of Ancient Woodland	National Landscape	Considered Available	Medium-Long Term	Potential yield of 6 dwellings
Land south of Edinburgh Way, East Grinstead	SHELAA 598	2.79	Agriculture	AONB (NL) Area of Ancient Woodland	National Landscape	Considered Available	Medium-Long Term	Potential yield of 60 dwellings Development may affect listed buildings
Land at Coombe Farm, London Road, Sayers Common	SHELAA 601	14.2	Agriculture/unmanaged forest	Area of ancient woodland	Identified yield too small	Considered Available	Medium-Long Term	Potential yield of 200 dwellings Development may affect listed buildings

Site	Identified source	Site area (ha)	Existing land use	Designations	Suitable	Available	Achievable	Comments from source document
Key					Key			
Site Allocations (Mid Sussex District Plan 2014-2031) (2018)					Not suitable			
Regulation 19 Allocation Site					Further analysis required based on unknowns			
Site Allocations DPD 2022					Criteria met			
Identified in SHELAA (2023)								
Brownfield Register								
Land to the West of Woodhurst Farm, Old Brighton Road South, Pease Pottage	SHELAA 603	38.93	Agriculture	AONB (NL) Area of Ancient Woodland	National Landscape	Considered Available	Medium-Long Term	Potential yield of 660 dwellings
Land south of Warninglid Primary School, Slaugham Lane, Warninglid	SHELAA 612	8.47	Agriculture	AONB (NL)	National Landscape	Considered Available	Medium-Long Term	Potential yield of 240 dwellings
Land east of Stuart Way, East Grinstead	SHELAA 615	5.2	Unused land	AONB (NL) Area of ancient woodland	National Landscape	Considered Available	Medium-Long Term	Potential yield of 120 dwellings Pre-application enquiry held
Land at Foxhole Farm, Bolney	SHELAA 617	8.59	Agriculture	None	Identified yield too low	Considered Available	Medium-Long Term	Potential yield of 100 dwellings
Land at Little Orchard, Cuckfield Road, Ansty	SHELAA 630	0.8	Unmanaged forest/unused land	None	Site Size too small	Considered Available	Medium-Long Term	Potential yield of 24 dwellings
Land at Ansty Fields and rear of North Cottages, Cuckfield Road, Ansty	SHELAA 631	0.9	Unused land/dwellings	None	Site Size too small	Considered Available	Medium-Long Term	Potential yield of 28 dwellings
Land west of Dirty Lane, Ashurst Wood	SHELAA 634	2.17	Agriculture	AONB (NL)	National Landscape	Considered Available	Medium-Long Term	Potential yield of 65 dwellings Safe access is unavailable or affected by severe limitations/ restrictions
Tanyards Field, Tanyard Lane, Staplefield (Larger option inclusive of Site 596)	SHELAA 641	0.6	Unused land	AONB (NL)	National Landscape	Considered Available	Medium-Long Term	Potential yield of 6 dwellings Development would have negative impact on Conservation Area
Land south of village Hall, Cuckfield Road, Staplefield	SHELAA 642	0.87	Unused land	AONB (NL)	National Landscape	Considered Available	Medium-Long Term	Potential yield of 26 dwellings Development would have negative impact on Conservation Area
Land at Oak Tree Farm and West Wriddens, Burgess Hill Road, Ansty	SHELAA 643	1.2	Agriculture/dwellings	None	Site Size too small	Considered Available	Medium-Long Term	Potential yield of 36 dwellings Development may affect listed buildings
Webbs Mead, Land West of Broadfield, West Hoathly, RH19 4QR	SHELAA 653	3.2	Agriculture/unused land	AONB (NL)	National Landscape	Considered Available	Medium-Long Term	Potential yield of 20 dwellings Development may affect listed buildings
Hangdown Mead Business Park, Top Road, Sharpthorne	SHELAA 656	0.53	Storage/offices	AONB (NL)	National Landscape	Considered Available	Medium-Long Term	Potential yield of 15 dwellings
Rosebank, Handcross Road, Staplefield (two options including and excluding Rosebank)	SHELAA 659	1.4	Unused land/dwellings	AONB (NL)	National Landscape	Considered Available	Medium-Long Term	Potential yield of 9 dwellings
The Stables Field, Tanyard Lane, Staplefield	SHELAA 660	1.2	Unused land	AONB (NL)	National Landscape	Considered Available	Medium-Long Term	Potential yield of 9 dwellings
Dencombe Estate, High Beeches Lane, Handcross	SHELAA 662	7.2	Agriculture	AONB (NL) Area of Ancient Woodland	National Landscape	Considered Available	Medium-Long Term	Potential yield of 75 dwellings

Site	Identified source	Site area (ha)	Existing land use	Designations	Suitable	Available	Achievable	Comments from source document
Key					Key			
Site Allocations (Mid Sussex District Plan 2014-2031) (2018)					Not suitable			
Regulation 19 Allocation Site					Further analysis required based on unknowns			
Site Allocations DPD 2022					Criteria met			
Identified in SHELAA (2023)								
Brownfield Register								
Field 1, Ludwell Grange, Keysford Lane, Horsted Keynes	SHELAA 663	0.9	Agriculture	AONB (NL)	National Landscape	Considered Available	Medium-Long Term	Potential yield of 27 dwellings Safe access is not available but potential exists to easily gain access
Site Location Field 2, Ludwell Grange, Keysford Lane, Horsted Keynes	SHELAA 664	0.62	Agriculture	AONB (NL) Area of ancient woodland	National Landscape	Considered Available	Medium-Long Term	Potential yield of 15 dwellings Safe access is not available but potential exists to easily gain access
Land at Coos Lane, Horsham Road, Handcross	SHELAA 670	1.2	Agriculture	AONB (NL)	National Landscape	Considered Available	Medium-Long Term	Potential yield of 36 dwellings
Land at Lywood Depot (WSCC), Lindfield Road, Ardingly	SHELAA 671	2.22	Unmanaged forest/Agriculture/Storage	AONB (NL) Area of ancient woodland	National Landscape	Considered Available	Medium-Long Term	Potential yield of 67 dwellings Safe access is not available but potential exists to easily gain access
Land north of Butlers Green Road, Haywards Heath	SHELAA 673	1.5	Agriculture	None	Site size too small	Considered Available	Medium-Long Term	Potential yield of 5 dwellings Safe access is not available but potential exists to easily gain access Development may affect listed buildings
Land north of Pease Pottage, West of Old Brighton Road, Pease Pottage	SHELAA 674	7.5	Sports ground and facilities	AONB (NL) Area of ancient woodland	National Landscape	Considered Available	Medium-Long Term	Potential yield of
Land north of Poplars Place, Turners Hill Road, Crawley Down	SHELAA 675	0.25	Dwellings	None	Site size too small	Considered Available	Medium-Long Term	Potential yield of 5 dwellings Planning application refused Development may affect listed buildings
Land south of 61 Crawley Down Road, Felbridge	SHELAA 676	1.17	Dwellings	Flood Zone 2/3 Area of ancient woodland	Site size too small	Considered Available	Medium-Long Term	Potential yield of 6 dwellings
Land south of Burleigh Lane, Crawley Down	SHELAA 677	1.8	Agriculture/unused land	None	Site size too small	Considered Available	Medium-Long Term	Potential yield of 8 dwellings Safe access is unavailable or affected by severe limitations/ restrictions
Broad location West of A23	SHELAA 678	92	Agriculture/dwellings	Flood Zone 2 or 3 Area of Ancient Woodland		Considered Available	Medium-Long Term	Potential yield of 2,000 dwellings Safe access is not available but potential exists to easily gain access Development would severely affect a listed building
Field rear of North Colwell Barn, Lewes Road, Haywards Heath	SHELAA 680	1.2	Unused land	Area of ancient woodland	Site size too small	Considered Available	Medium-Long Term	Potential yield of 36 dwellings Safe access is not available but potential exists to easily gain access Potential negative affect on Conservation Area

Site	Identified source	Site area (ha)	Existing land use	Designations	Suitable	Available	Achievable	Comments from source document
Key					Key			
Site Allocations (Mid Sussex District Plan 2014-2031) (2018)					Not suitable			
Regulation 19 Allocation Site					Further analysis required based on unknowns			
Site Allocations DPD 2022					Criteria met			
Identified in SHELAA (2023)								
Brownfield Register								
Land north Kingsmead, Turners Hill Road, East Grinstead	SHELAA 681	1.3	Agriculture	AONB (NL)	National Landscape	Considered Available	Medium-Long Term	Potential yield of 39 dwellings Safe access is not available but potential exists to easily gain access
Ockley Lane and Wellhouse Lane, Hassocks	SHELAA 682	7.83	Agriculture	Area of Ancient Woodland	Identified yield is too low	Considered Available	Medium-Long Term	Potential yield of 200
Land between Jasmine Cottage and the Copse, Furnace Farm Road, Furnace Wood	SHELAA 683	3	Agriculture	Flood Zone 2/3 Area of ancient woodland	Site size too small	Considered Available	Medium-Long Term	Potential yield of 90 dwellings Safe access is not available but potential exists to easily gain access
Land to the rear of The Martins (south of Hophurst Lane), Crawley Down	SHELAA 686	6.5	Agriculture	Area of ancient woodland	Identified yield is too low	Considered Available	Medium-Long Term	Potential yield of 125 dwellings Safe access is not available but potential exists to easily gain access
Land to west of Turners Hill Road, Crawley Down	SHELAA 688	34.47	Agriculture/unmanaged forest	Area of ancient woodland	DRAFT ALLOCATION DPA9		Medium-Long Term	Potential yield of 300 dwellings
Land east of High Street, Ardingly	SHELAA 691	2.987	Agriculture	AONB (NL)	National Landscape	Considered Available	Medium-Long Term	Potential yield of 89 dwellings Safe access is unavailable or affected by severe limitations/ restrictions
Maltings Grange, Malthouse Lane, Hurstpierpoint	SHELAA 710	0.9	Agriculture	None	Site size is too small	Considered Available	Medium-Long Term	Potential yield of 27 dwellings
Land at Rock Cottage, Snow Hill, Crawley Down	SHELAA 714	0.41	Dwellings	None	Site size is too small	Considered Available	Medium-Long Term	Potential yield of 12 dwellings Safe access is not available but potential exists to easily gain access
Land to the south and east of Shepherds Farm, Turners Hill Road	SHELAA 715	5.3	Agriculture	Area of Ancient Woodland	Identified yield is too low	Considered Available	Medium-Long Term	Potential yield of 150 dwellings Safe access is not available but potential exists to easily gain access
Land south of The Lodge, Down Park, Turners Hill Road, Crawley Down	SHELAA 716	0.65	Agriculture	None	Site size is too small	Considered Available	Medium-Long Term	Potential yield of 10 dwellings
Land at Redcourt Barn, Cuttinglye Lane, Crawley Down	SHELAA 717	3.5	Unmanaged forest/dwellings	Area of ancient woodland	Site size is too small	Considered Available	Medium-Long Term	Potential yield of 30 dwellings
Philpots Quarry, Hook Lane, West Hoathly	SHELAA 721	7.91	Mineral workings/quarry	SSSI Area of ancient woodland	Identified yield is too low	Considered Available	Medium-Long Term	Potential yield of 10 dwellings
Land at Truscott Manor, Hectors Lane, East Grinstead	SHELAA 724	5.5	Vacant/unmanaged forest	AONB (NL)	National Landscape	Considered Available	Medium-Long Term	Potential yield of 120 dwellings
Land to west of 63 Horsham Road, Pease Pottage	SHELAA 731	1.76	Unmanaged forest	AONB (NL)	National Landscape	Considered Available	Medium-Long Term	Potential yield of 0 Planning application refused
Land between 43 and 59 Hurst Farm Road, East Grinstead	SHELAA 733	0.42	Dwellings	AONB (NL)	National Landscape	Considered Available	Medium-Long Term	Potential yield of 11 dwellings
Land at Facelift, London Road, Hickstead	SHELAA 735	0.56	Manufacturing/offices	None	Site size is too small	Considered Available	Medium-Long Term	Potential yield of 14 Planning application refused
Broad location to the West of Burgess Hill	SHELAA 740	66	Agriculture/outdoor amenity and open spaces/dwellings	Flood Zone 2/3 Area of Ancient woodland	DRAFT ALLOCATION DPSC1		Medium-Long Term	Potential yield of 1,750 Safe access is not available but potential exists to easily gain access

Site	Identified source	Site area (ha)	Existing land use	Designations	Suitable	Available	Achievable	Comments from source document
Key					Key			
Site Allocations (Mid Sussex District Plan 2014-2031) (2018)					Not suitable			
Regulation 19 Allocation Site					Further analysis required based on unknowns			
Site Allocations DPD 2022					Criteria met			
Identified in SHELAA (2023)								
Brownfield Register								
Land to west of London Road, Bolney	SHELAA 741	0.82	Unused land	None	Site size is too small	Considered Available	Medium-Long Term	Potential yield of 24 dwellings
Russell Nursery Brighton Road Hassocks	SHELAA 742	3.46	Agriculture/derelict	None	Site size is too small	Considered Available	Medium-Long Term	Potential yield of 90 dwellings
Hurst Farm, Turners Hill Road, Crawley Down	SHELAA 743	3.65	Agriculture	Area of ancient woodland	Site size is too small	Considered Available	Medium-Long Term	Potential yield of 45 dwellings Safe access is not available but potential exists to easily gain access Planning application refused
The Old Rectory, Church Lane, Horsted Keynes	SHELAA 748	10.8	Dwellings	AONB (NL)	National Landscape	Considered Available	Medium-Long Term	Potential yield of 40 dwellings Potential negative impact on Conservation Area
Glebelands Field, Lodge Lane, Bolney	SHELAA 749	5.2	Agriculture	None	Identified yield is too low	Considered Available	Medium-Long Term	Potential yield of 156 dwellings Safe access is not available but potential exists to easily gain access
Land north of Friars Oak, London Road, Hassocks	SHELAA 752	2.4	Agriculture/dwellings	Flood Zone 2/3	Site size is too small	Considered Available	Medium-Long Term	Potential yield of 18 dwellings
Carpet Right, 220 - 228 London Road, East Grinstead	SHELAA 763	0.14	Shops	None	Site size is too small	Considered Available	Short Term	Potential yield of 24 Preapplication enquiry held Planning application submitted
Land East of Hill House Close, Turners Hill	SHELAA 764	2.2	Agriculture	Area of ancient woodland	Site size is too small	Considered Available	Medium-Long Term	Potential yield of 30 dwellings Safe access is unavailable or affected by severe limitations/ restrictions
Land north of St Margarets, Brook Street, Cuckfield	SHELAA 772	0.8	Agriculture	AONB (NL)	National Landscape	Considered Available	Medium-Long Term	Potential yield of 9 dwellings Planning application refused Safe access is not available but potential exists to easily gain access
Land at Tilgate Forest Lodge, Brighton Road, Pease Pottage	SHELAA 774	1.49	Agriculture	AONB (NL)	National Landscape	Considered Available	Medium-Long Term	Potential yield of 33 dwellings Safe access is not available but potential exists to easily gain access Pre-application enquiry held
Grange View House, London Road, Albourne	SHELAA 775	0.32	Storage	None	Site size is too small	Considered Available	Medium-Long Term	Potential yield of 8 dwellings Development may affect listed buildings
Land to the south of Robyns Barn, Birchgrove Road, Horsted Keynes	SHELAA 781	4.28	Agriculture	AONB (NL)	National Landscape	Considered Available	Medium-Long Term	Potential yield of 45 dwellings Safe access is not available but potential exists to easily gain access
Land to west of Marwick Close, Bolney Road, Ansty	SHELAA 784	1.5	Agriculture	None	Site size is too small	Considered Available	Medium-Long Term	Potential yield of 45 dwellings Safe access is unavailable or affected by severe limitations/ restrictions Development may affect listed buildings

Site	Identified source	Site area (ha)	Existing land use	Designations	Suitable	Available	Achievable	Comments from source document
Key					Key			
Site Allocations (Mid Sussex District Plan 2014-2031) (2018)					Not suitable			
Regulation 19 Allocation Site					Further analysis required based on unknowns			
Site Allocations DPD 2022					Criteria met			
Identified in SHELAA (2023)								
Brownfield Register								
Land east of Avtrade, Reeds Lane, Sayers Common	SHELAA 786	3.62	Agriculture	Area of ancient woodland	Site size is too small	Considered Available	Medium-Long Term	Potential yield of 75 dwellings Safe access is unavailable or affected by severe limitations/ restrictions
Land at Kingsland Lodge, London Road, Sayers Common	SHELAA 787	3.5	Agriculture	None	Site size is too small	Considered Available	Medium-Long Term	Potential yield of 75 dwellings
Q Leisure, The Old Sandpit, London Road, Albourne, BN6 9BQ	SHELAA 788	7.9	Sports ground and facilities	None		Considered Available	Medium-Long Term	Potential yield of 250 dwellings
Phase 1 Swallows Yard, London Road, Albourne	SHELAA 789	1.53	Agriculture	None	Site size is too small	Considered Available	Medium-Long Term	Potential yield of 46 dwellings
Deaks Manor, Deaks Lane, Cuckfield, RH17 5JA	SHELAA 790	32.4	Agriculture/unmanaged forest	AONB (NL) Area of ancient woodland	National Landscape	Considered Available	Medium-Long Term	Potential yield of 400
Land at Ansty Farm (Site C), Deaks Lane, Ansty	SHELAA 792	1.2	Agriculture/dwellings	AONB (NL)	National Landscape	Considered Available	Medium-Long Term	Potential yield of 25 dwellings
Land at Benfell LTD, Albourne Road, Hurstpierpoint	SHELAA 794	0.3	Wholesale Distribution/Agriculture/dwellings	None	Site size is too small	Considered Available	Medium-Long Term	Potential yield of 8 dwellings Development would have a potential negative impact upon Conservation Area Development may affect listed buildings
Land West of Pakyns Cottage, Albourne Road, Hurstpierpoint	SHELAA 797	1.3	Agriculture/unused land	None	Site size is too small	Considered Available	Medium-Long Term	Potential yield of 31 dwellings Safe access is not available but potential exists to easily gain access
Dumbrells Farm, Dumbrells Farm Way, Sayers Common	SHELAA 798	4.5	Agriculture/dwellings	None	Site size is too small	Considered Available	Medium-Long Term	Potential yield of 120 dwellings
Land south of Reeds Lane, Albourne	SHELAA 799	88.5	Agriculture/sports facilities/dwellings	None	DRAFT ALLOCATION DPSC3		Medium-Long Term	Potential yield of 2,000 dwellings Development may potentially affect listed building/s
Land West of The Grange, Hurstpierpoint	SHELAA 800	0.8	Agriculture	None	Site size is too small	Considered Available	Medium-Long Term	Potential yield of 20 dwellings Development would have a potential negative impact upon Conservation Area Development may potentially affect listed building/s
Foxhole Farm Buildings, Foxhole Lane, Bolney	SHELAA 802	2.61	Dwellings/agriculture	None	Site size is too small	Considered Available	Medium-Long Term	Potential yield of 20 dwellings
Land adjacent to Meadow Woods, Brook Street, Cuckfield	SHELAA 805	1.7	Agriculture	AONB (NL)	National Landscape	Considered Available	Medium-Long Term	Potential yield of 5 dwellings Safe access is not available but potential exists to easily gain access
Land West of London Road, Cuckfield	SHELAA 806	5.0	Agriculture	AONB (NL) Area of ancient woodland	National Landscape	Considered Available	Medium-Long Term	Potential yield of 150 dwellings Safe access is not available but potential exists to easily gain access

Site	Identified source	Site area (ha)	Existing land use	Designations	Suitable	Available	Achievable	Comments from source document
Key					Key			
Site Allocations (Mid Sussex District Plan 2014-2031) (2018)					Not suitable			
Regulation 19 Allocation Site					Further analysis required based on unknowns			
Site Allocations DPD 2022					Criteria met			
Identified in SHELAA (2023)								
Brownfield Register								
								Development would have a potential negative impact upon Conservation Area
Land north of Heatherwood West, Sandy Lane, Crawley Down	SHELAA 808	0.7	Agriculture	None	Site size is too small	Considered Available	Medium-Long Term	Potential yield of 10 dwellings Safe access is not available but potential exists to easily gain access May potentially affect listed building/s
Land at the Orchards, Wallage Lane, Rowfant	SHELAA 809	0.5	Dwellings	Area of ancient woodland	Site size is too small	Considered Available	Medium-Long Term	Potential yield of 5 dwellings Safe access is not available but potential exists to easily gain access
Woodpeckers (northern parcel), Snow Hill, Crawley Down	SHELAA 810	2.46	Dwellings	None	Site size is too small	Considered Available	Medium-Long Term	Potential yield of 330 dwellings Safe access is not available but potential exists to easily gain access Development may potentially affect listed building/s
Worth Lodge Farm, Turners Hill Road, Turners Hill	SHELAA 811	0.9	Dwellings/agriculture	AONB (NL)	National Landscape	Considered Available	Medium-Long Term	Potential yield of 20 dwellings Safe access is not available but potential exists to easily gain access
Land at Oakfields Farm, Hophurst Lane, Crawley Down	SHELAA 812	2.0	Agriculture/dwellings	None	Site size is too small	Considered Available	Medium-Long Term	Potential yield of 10 dwellings Safe access is not available but potential exists to easily gain access
Land to south of Oakfields Farm buildings, Hophurst Lane, Crawley Down	SHELAA 813	16.76	Agriculture/unmanaged forest	Area of ancient woodland	Identified yield is too low	Considered Available	Medium-Long Term	Potential yield of 200 dwellings Safe access is not available but potential exists to easily gain access
Old Park Farm, Slaugham Lane, Warninglid	SHELAA 816	0.4	Agriculture	AONB (NL)	National Landscape	Considered Available	Medium-Long Term	Potential yield of 12 dwellings
The Old Milking Parlour, The Street, Warninglid	SHELAA 817	23.9	Agriculture	AONB (NL) Area of ancient woodland	National Landscape	Considered Available	Medium-Long Term	Potential yield of 60 dwellings Development would have a potential negative impact upon Conservation Area Development may potentially affect listed building/s
Land north of the Former Golf House, Horsham Road, Pease Pottage	SHELAA 818	1.7	Car parks	AONB (NL)	National Landscape	Considered Available	Medium-Long Term	Potential yield of 41 dwellings
Land at Stanbridge Farm, Stanbridge Lane, Staplefield	SHELAA 820	0.92	Agriculture/dwellings	AONB (NL)	National Landscape	Considered Available	Medium-Long Term	Potential yield of 10 dwellings
Land at Slaugham Garden Nursery, Staplefield Road, Slaugham	SHELAA 821	6.2	Agriculture	AONB (NL) Area of ancient woodland	National Landscape	Considered Available	Medium-Long Term	Potential yield of 10 dwellings Planning application - refused
Land west of Cedar Cottage, Tilgate Forest Lodge, Brighton Road, Pease Pottage	SHELAA 822	1.9	Agriculture/unmanaged forest	AONB (NL)	National Landscape	Considered Available	Medium-Long Term	Potential yield of 40 dwellings

Site	Identified source	Site area (ha)	Existing land use	Designations	Suitable	Available	Achievable	Comments from source document
Key					Key			
Site Allocations (Mid Sussex District Plan 2014-2031) (2018)					Not suitable			
Regulation 19 Allocation Site					Further analysis required based on unknowns			
Site Allocations DPD 2022					Criteria met			
Identified in SHELAA (2023)								
Brownfield Register								
Land at Paygate Cottage, Folders Lane, Burgess Hill	SHELAA 825	2.7	Agriculture	None	Site size is too small	Considered Available	Medium-Long Term	Potential yield of 50 dwellings Safe access is not available but potential exists to easily gain access Development may potentially affect listed building/s
Land East of Fragbarrow House, Common Lane, Ditchling	SHELAA 828	2.8	Agriculture	None	Site size is too small	Considered Available	Medium-Long Term	Potential yield of 5 dwellings Development may potentially affect listed building/s
Land to the west of Kings Business Centre, Reeds Lane, Sayers Common	SHELAA 830	3.3	Agriculture	None	Site size is too small	Considered Available	Medium-Long Term	Potential yield of 100 dwellings
Gardeners Arms, Selsfield Road, Ardingly	SHELAA 831	0.4	Public house/dwellings	AONB (NL)	National Landscape	Considered Available	Medium-Long Term	Potential yield of 5 dwellings Development would severely affect a listed building
The Snowdrop Inn, Snowdrop Lane, Lindfield	SHELAA 833	0.15	Public house	None	Site size is too small	Considered Available	Medium-Long Term	Potential yield of 5 dwellings
Land at Great Walstead School, East Mascalls Lane, Lindfield	SHELAA 834	1.3	Education	None	Site size is too small	Considered Available	Medium-Long Term	Potential yield of 14 dwellings Development would severely affect a listed building
Land at Little Oddyness Farm, Waterbury Hill, Horsted Keynes	SHELAA 837	0.38	Agriculture	Flood Zone 2/3 AONB (NL)	National Landscape	Considered Available	Medium-Long Term	Potential yield of 3 dwellings Safe access is not available but potential exists to easily gain access Development may potentially affect listed building/s
Land at Hazeldene Farm, north of Orchard Way, Warninglid	SHELAA 839	2.9	Agriculture	AONB (NL)	National Landscape	Considered Available	Medium-Long Term	Potential yield of 80 dwellings Safe access is not available but potential exists to easily gain access
Clearwater Farm, Clearwater Lane, Haywards Heath	SHELAA 841	45	Agriculture	Flood Zone 2/3 Area of ancient woodland	Identified yield is too low	Considered Available	Medium-Long Term	Potential yield of 230 dwellings Safe access is unavailable or affected by severe limitations/ restrictions
Land adjacent to Great Haywards, Amberly Close, Haywards Heath	SHELAA 842	0.31	Vacant	None	Site size is too small	Considered Available	Short Term	Potential yield of 9 dwellings Safe access is not available but potential exists to easily gain access Development may potentially affect listed building/s
Land at North Colwell Farm, Lewes Road, Haywards Heath	SHELAA 844	6.3	Agriculture	Area of ancient woodland	Identified yield is too low	Considered Available	Medium-Long Term	Potential yield of 165 dwellings Safe access is not available but potential exists to easily gain access

Site	Identified source	Site area (ha)	Existing land use	Designations	Suitable	Available	Achievable	Comments from source document
Key					Key			
Site Allocations (Mid Sussex District Plan 2014-2031) (2018)					Not suitable			
Regulation 19 Allocation Site					Further analysis required based on unknowns			
Site Allocations DPD 2022					Criteria met			
Identified in SHELAA (2023)								
Brownfield Register								
								Development would have a potential negative impact upon Conservation Area
Land to the East of Russetts, Holtye Road, East Grinstead	SHELAA 850	6.7	Agriculture	AONB (NL)	National Landscape	Considered Available	Medium-Long Term	Potential yield of 60 dwellings Development may potentially affect listed building/s
Land north of Old Vicarage Field, Lion Lane, Turners Hill	SHELAA 852	9	Agriculture/allotments	Area of ancient woodland	Identified yield is too low	Considered Available	Medium-Long Term	Potential yield of 150 dwellings Safe access is not available but potential exists to easily gain access Development would have a potential negative impact upon Conservation Area Development may potentially affect listed building/s
Land north of Turners Hill Road, Turners Hill	SHELAA 853	6.7	Agriculture/cemetery	None	Identified yield is too low	Considered Available	Medium-Long Term	Potential yield of 175 dwellings Planning application refused
Millwood Farm, East Street, Turners Hill	SHELAA 855	0.7	Vehicle storage/refuse disposal	Area of ancient woodland	Site size is too small	Considered Available	Medium-Long Term	Potential yield of 20 dwellings Safe access is not available but potential exists to easily gain access
Moonwood Barn, Hangdown Mead Farm, Top Road, West Hoathly	SHELAA 856	1.4	Agriculture/storage	AONB (NL) Area of ancient woodland	National Landscape	Considered Available	Medium-Long Term	Potential yield of 33 dwellings Safe access is not available but potential exists to easily gain access
Land at Hurstwood Lane, Haywards Heath	SHELAA 858	1.8	Agriculture/unmanaged forest	None	Site size is too small	Considered Available	Medium-Long Term	Potential yield of 45 dwellings Safe access is not available but potential exists to easily gain access
Land west of Church Lane, Horsted Keynes	SHELAA 893	4.2	Agriculture	AONB (NL)	National Landscape	Considered Available	Medium-Long Term	Potential yield of 38 dwellings Safe access is not available but potential exists to easily gain access Development would have a negative impact on Conservation Area Development may potentially affect listed building/s
Land at Old Beech Farm, Staplefield Road, Cuckfield	SHELAA 896	0.7	Agriculture	AONB (NL)	National Landscape	Considered Available	Medium-Long Term	Potential yield of 10 dwellings Safe access is not available but potential exists to easily gain access Development may potentially affect listed building/s

Site	Identified source	Site area (ha)	Existing land use	Designations	Suitable	Available	Achievable	Comments from source document
Key					Key			
Site Allocations (Mid Sussex District Plan 2014-2031) (2018)					Not suitable			
Regulation 19 Allocation Site					Further analysis required based on unknowns			
Site Allocations DPD 2022					Criteria met			
Identified in SHELAA (2023)								
Brownfield Register								
Land north of Beauport House, Copthorne Common Road, Copthorne	SHELAA 898	0.76	dwelling	None	Site size is too small	Considered Available	Medium-Long Term	Potential yield of 27 dwellings Safe access is not available but potential exists to easily gain access
Open Space, north of Clayton Mills, Hasscoks (Previously known as site 753, April 2016)	SHELAA 901	6.16	Outdoor amenity space	None	Identified yield is too low	Considered Available	Medium-Long Term	Potential yield of 120 dwellings Safe access is not available but potential exists to easily gain access Development may potentially affect listed building/
Land to the west of Rookwood, Tylers Green, Cuckfield	SHELAA 902	2.63	Agriculture/dwellings	None	Site size is too small	Considered Available	Medium-Long Term	Potential yield of 90 dwellings
Land at Meadow Wood and Ashbourne Brook Street, Cuckfield	SHELAA 903	8.5	Agriculture/dwellings	AONB (NL) Area of ancient woodland	National Landscape	Considered Available	Medium-Long Term	Potential yield of 150 dwellings Safe access is not available but potential exists to easily gain access Development may potentially affect listed building/
Land on East Street and Withypitts Paddock Turners Hill	SHELAA 916	2.11	Agriculture	AONB (NL)	National Landscape	Considered Available	Medium-Long Term	Potential yield of 65 dwellings
Land to the west of the Rectory, Haywards Heath Road, Balcombe	SHELAA 929	0.5	Unused land	AONB (NL)	National Landscape	Considered Available	Medium-Long Term	Potential yield of 15 dwellings Safe access is not available but potential exists to easily gain access Development would have a negative impact on Conservation Area
Hangerwood Farm, Foxhole Lane, Bolney	SHELAA 930	9.3	Agriculture	Flood Zone 2/3 Area of ancient woodland		Considered Available	Medium-Long Term	Potential yield of 240 dwellings Development would have a negative impact on Conservation Area
Lucas Farm, Birch Grove Road, Horsted Keynes	SHELAA 945	1.21	Agriculture	AONB (NL)	National Landscape	Considered Available	Short Term	Potential yield of 30 dwellings Safe access is not available but potential exists to easily gain access Development would have a potential negative impact upon Conservation Area Development may potentially affect listed building/s
1-5 Queens Walk and 22-26 London Road, East Grinstead	SHELAA 961	0.35	shops	None	Site size too small	Considered Available	Medium-Long Term	Potential yield of 100 dwellings Development would have a potential negative impact upon Conservation Area

Site	Identified source	Site area (ha)	Existing land use	Designations	Suitable	Available	Achievable	Comments from source document
Key					Key			
Site Allocations (Mid Sussex District Plan 2014-2031) (2018)					Not suitable			
Regulation 19 Allocation Site					Further analysis required based on unknowns			
Site Allocations DPD 2022					Criteria met			
Identified in SHELAA (2023)								
Brownfield Register								
								Development may potentially affect listed building/s - mitigation may be necessary
Zenith House Market Place Haywards Heath	SHELAA 966	0.12	Offices	Flood Zone 2/3 SSSI AONB	Site size too small	Considered Available	Short Term	Potential yield unknown
30 - 34 London Road East Grinstead	SHELAA 968	0.11		None	Site size too small	Considered Available	No timescale stated	Potential yield unknown
Jeffrey's Farm Southern Fields	SHELAA 971	1.06	Agriculture	AONB (NL)	National Landscape	Considered Available	Medium-Long Term	Potential yield of 20 dwellings Safe access is unavailable or affected by severe limitations/ restrictions
Land west of Awbrook House Lewes Road Lindfield	SHELAA 982	0.8	Vacant/derelict	None	Site size is too small	Considered Available	Medium-Long Term	Potential yield of 24 dwellings Safe access is not available but potential exists to easily gain access
Land at Walstead Grange Scamps Hill Lindfield	SHELAA 983	10	Agriculture	Flood Zone 2/3	Identified yield is too low	Considered Available	Medium-Long Term	Potential yield of 90 dwellings Safe access is not available but potential exists to easily gain access Development may potentially affect listed building/s
The Paddocks Lewes Road Ashurst Wood	SHELAA 984	0.84	Dwellings	AONB (NL)	National Landscape	Considered Available	Medium-Long Term	Potential yield of 27 dwellings
Land West of Nash Farm Nash Lane Scaynes Hill	SHELAA 985	0.82	Dwellings	None	Site size is too small	Considered Available	Medium-Long Term	Potential yield of 24 dwellings Development may potentially affect listed building/s
Land to the West of Albourne Primary School Henfield Road Albourne	SHELAA 986	2.98	Agriculture	Flood Zone 2/3	Site size is too small	Considered Available	Medium-Long Term	Potential yield of 89 dwellings
Land to the West of Park Road Handcross	SHELAA 987	5.2	Unmanaged forest/vacant	AONB (NL)	National Landscape	Considered Available	Medium-Long Term	Potential yield of 80 dwellings Safe access is unavailable or affected by severe limitations/ restrictions
Land to the North of Old Wickham Lane Haywards Heath	SHELAA 988	5.7	Agriculture	None	Identified yield is too low	Considered Available	Medium-Long Term	Potential yield of 171 dwellings Safe access is not available but potential exists to easily gain access Development may potentially affect listed building/s
Trendlewood Ditchling Road Burgess Hill	SHELAA 989	0.97	Dwellings	None	Site size is too small	Considered Available	Medium-Long Term	Potential yield of 29 dwellings Safe access is unavailable or affected by severe limitations/ restrictions
Courthouse Farm Copthorne Common Road Copthorne	SHELAA 990	4.3	Agriculture	None	Site size is too small	Considered Available	Medium-Long Term	Potential yield of 100 dwellings Safe access is not available but potential exists to easily gain access

Site	Identified source	Site area (ha)	Existing land use	Designations	Suitable	Available	Achievable	Comments from source document
Key					Key			
Site Allocations (Mid Sussex District Plan 2014-2031) (2018)					Not suitable			
Regulation 19 Allocation Site					Further analysis required based on unknowns			
Site Allocations DPD 2022					Criteria met			
Identified in SHELAA (2023)								
Brownfield Register								
Firs Farm Copthorne Common Road Copthorne	SHELAA 995	0.62	Dwellings/offices/storage	None	Site size is too small	Considered Available	Medium-Long Term	Potential yield of 18 dwellings Development may potentially affect listed building/s
Ivy Dene Industrial Estate, Ivy Dene Lane, Ashurst Wood	SHELAA 997	1.1	Manufacturing/offices	AONB (NL)	National Landscape	Considered Available	Medium-Long Term	Potential yield of 30 dwellings Safe access is not available but potential exists to easily gain access
Old Court House, Blackwell Hollow, East Grinstead	SHELAA 998	0.24	Education/vacant/offices	None	Site size is too small	Considered Available	Medium-Long Term	Potential yield of 12 dwellings Development may potentially affect listed building/s
Additional (residential) land to the north of land A264 Copthorne	SHELAA 1000	2.2	Unused land	Flood Zone 2/3 Area of ancient woodland	Site size is too small	Considered Available	Medium-Long Term	Potential yield of 50 dwellings
Land north of A272 Cuckfield	SHELAA 1001	21	Agriculture/unused land	None		Considered Available	Medium-Long Term	Potential yield of 250 dwellings Safe access is unavailable or affected by severe limitations/ restrictions Development would have a potential negative impact upon Conservation Area Development may potentially affect listed building/s
Land to South of LVS Hassocks, London Road, Sayers Common	SHELAA 1003	10	Unused land/education	None	DRAFT ALLOCATION DPSC7		Medium-Long Term	Potential yield of 264 dwellings
Land to the north of Lyoth Lane, Lindfield	SHELAA 1006	2.23	Agriculture	None	Site size is too small	Considered Available	Medium-Long Term	Potential yield of 30 dwellings Safe access is unavailable or affected by severe limitations/ restrictions Development may potentially affect listed building/s
Land at Hoathly Hill, West Hoathly	SHELAA 1013	0.70	Outdoor amenity space/dwellings	AONB (NL)	National Landscape	Considered Available	Medium-Long Term	Potential yield of 18 dwellings Safe access is not available but potential exists to easily gain access Development may potentially affect listed building/s
White Court Wallage Lane Crawley Down	SHELAA 1014	1.11	Dwellings	None	Site size is too small	Considered Available	Medium-Long Term	Potential yield of 15 dwellings Safe access is not available but potential exists to easily gain access

Site	Identified source	Site area (ha)	Existing land use	Designations	Suitable	Available	Achievable	Comments from source document
Key					Key			
Site Allocations (Mid Sussex District Plan 2014-2031) (2018)					Not suitable			
Regulation 19 Allocation Site					Further analysis required based on unknowns			
Site Allocations DPD 2022					Criteria met			
Identified in SHELAA (2023)								
Brownfield Register								
North east of Ashurst Field, Highbrook Lane, West Hoathly	SHELAA 1015	0.47	Agriculture	AONB (NL)	National Landscape	Considered Available	Medium-Long Term	Potential yield of 14 dwellings Safe access is not available but potential exists to easily gain access
Extension south west of Meadow View, Sayers Common	SHELAA 1018	14.32	Agriculture	None		Considered Available	Medium-Long Term	Potential yield of 430 dwellings Safe access is not available but potential exists to easily gain access
Grange Farm, BullFinch Lane Hurstpierpoint	SHELAA 1019	23	Agriculture	Ancient Woodland		Considered Available	Medium-Long Term	Potential yield of 584 dwellings Safe access is not available but potential exists to easily gain access Development would have a potential negative impact upon Conservation Area Development may potentially affect listed building/s
Ham Lane Farm House, Ham Lane Scaynes Hill	SHELAA 1020	1.04	Agriculture	None	Site size is too small	Considered Available	Medium-Long Term	Potential yield of 29 dwellings Safe access is not available but potential exists to easily gain access
King Field to north of Ludwell, Station Road, Horsted Keynes	SHELAA 1021	3.57	Agriculture	AONB (NL)	Site size is too small	Considered Available	Medium-Long Term	Potential yield of 107 dwellings Safe access is unavailable or affected by severe limitations/ restrictions
Former Hassocks Golf Club, London Road, Hassocks	SHELAA 1022	39.9	Sports ground/facilities	None		Considered Available	Medium-Long Term	Potential yield of 1,171 dwellings Safe access is not available but potential exists to easily gain access
Land at Badgers Brook, London Road, Bolney	SHELAA 1023	0.76	Financial services/dwellings	AONB (NL)	Site size is too small	Considered Available	Medium-Long Term	Potential yield of 23 dwellings
Land at Brook House Farm, Turners Hill Road, East Grinstead	SHELAA 1024	2.24	Agriculture	AONB (NL)		Considered Available	Medium-Long Term	Potential yield of 67 dwellings
Land at Chesapeake and Meadow View, Reeds Lane, Sayers Common	SHELAA 1026	1.5	Agriculture/dwellings	None	Site size is too small	Considered Available	Medium-Long Term	Potential yield of 48 dwellings Safe access is not available but potential exists to easily gain access
Land to north of Day Nursery Coombe Hill Road, East Grinstead	SHELAA 1027	0.50	Vacant	AONB (NL)	National Landscape	Considered Available	Medium-Long Term	Potential yield of 15 dwellings Safe access is not available but potential exists to easily gain access
Land at Greenacre, Deaks Lane, Ansty	SHELAA 1029	1.01	Dwellings	None	Site size is too small	Considered Available	Medium-Long Term	Potential yield of 30 dwellings
Land at Hillbrow, Janes Lane, Burgess Hill	SHELAA 1030	1.4	Agriculture	None	Site size is too small	Considered Available	Medium-Long Term	Potential yield of 36 dwellings Safe access is not available but potential exists to easily gain access
Land at Pilgrims Farm, Stairbridge Lane, Bolney Grange	SHELAA 1031	2.70	Unused land/agriculture	None	Site size is too small	Considered Available	Medium-Long Term	Potential yield of 81 dwellings
Land at Tamarind and Star Place, Copthorne Common Road, Copthorne	SHELAA 1032	0.28	Dwellings	None	Site size is too small	Considered Available	Medium-Long Term	Potential yield of 8 dwellings Safe access is not available but potential exists to easily gain access

Site	Identified source	Site area (ha)	Existing land use	Designations	Suitable	Available	Achievable	Comments from source document
Key					Key			
Site Allocations (Mid Sussex District Plan 2014-2031) (2018)					Not suitable			
Regulation 19 Allocation Site					Further analysis required based on unknowns			
Site Allocations DPD 2022					Criteria met			
Identified in SHELAA (2023)								
Brownfield Register								
Land to East Service Station A2300 Pookbourne Lane, Twineham	SHELAA 1034	5.00	Agriculture	None	Identified yield is too low	Considered Available	Medium-Long Term	Potential yield of 146 dwellings Safe access is not available but potential exists to easily gain access
Land east of Old Place Cottage, High Street	SHELAA 1035	1.80	Agriculture	None	Site size is too small	Considered Available	Medium-Long Term	Potential yield of 54 dwellings Safe access not currently available but may be potential for provision of a safe access Development would severely affect a listed building Development would have a potential negative impact upon Conservation Area.
Land rear of Daltons Farm and The Byre, The Street, Bolney	SHELAA 1040	2.19	Agriculture	None	Site size is too small	Considered Available	Medium-Long Term	Potential yield of 66 dwellings Safe access is not available but potential exists to easily gain access Development would have a negative impact on Conservation Area
Land to west of Kilnwood Apartments Rocky Lane, Haywards Heath	SHELAA 1043	0.28	Unused land	None	Site size is too small	Considered Available	Medium-Long Term	Potential yield of 8 dwellings Development may potentially affect listed building/s
Land north of Eldridge Caravan Park (North), Burgess Hill (c3 use)	SHELAA 1046	0.78	Unused land	None	Site size is too small	Considered Available	Medium-Long Term	Potential yield of 24 dwellings Safe access is not available but potential exists to easily gain access
Little Walstead Farm, (north parcel only), Lindfield	SHELAA 1049	9.95	Agriculture	None		Considered Available	Medium-Long Term	Potential yield of 298 dwellings Development may potentially affect listed building/s
Little Walstead Farm, (south parcel only), Lindfield	SHELAA 1050	7.89	Agriculture	None	Identified yield too small	Considered Available	Medium-Long Term	Potential yield of 237 dwellings Safe access is not available but potential exists to easily gain access Development may potentially affect listed building/s
Land south of The Old Police House Field, Danehill Lane, Horsted Keynes	SHELAA 1051	1.9	Agriculture	AONB (NL)	National Landscape	Considered Available	Medium-Long Term	Potential yield of 58 dwellings Safe access is not available but potential exists to easily gain access Development would have a potential negative impact upon Conservation Area

Site	Identified source	Site area (ha)	Existing land use	Designations	Suitable	Available	Achievable	Comments from source document
Key					Key			
Site Allocations (Mid Sussex District Plan 2014-2031) (2018)					Not suitable			
Regulation 19 Allocation Site					Further analysis required based on unknowns			
Site Allocations DPD 2022					Criteria met			
Identified in SHELAA (2023)								
Brownfield Register								
								Development may potentially affect listed building/s
Lucas Farm (whole farm), Birchgrove Road, Horsted Keynes	SHELAA 1052	9.98	Agriculture	AONB (NL)	National Landscape	Considered Available	Medium-Long Term	Potential yield of 299 dwellings Safe access is not available but potential exists to easily gain access Development would have a potential negative impact upon Conservation Area Development would severely affect a listed building
Land to east of Land End (Top Field), Snow Hill, Crawley Down	SHELAA 1054	0.54	Agriculture	None	Site size too small	Considered Available	Medium-Long Term	Potential yield of 16 dwellings Safe access is not available but potential exists to easily gain access
Land to the south and east of Land End, Chapel Lane, Crawley Down	SHELAA 1055	2.69	Agriculture/dwellings	None	Site size too small	Considered Available	Medium-Long Term	Potential yield of 81 dwellings
The Platt, Turners Hill Road, Crawley Down	SHELAA 1056	0.54	dwellings	None	Site size too small	Considered Available	Medium-Long Term	Potential yield of 16 dwellings may potentially affect listed building/s
Woodpeckers, Snowhill, Copthorne	SHELAA 1059	14.75	Agriculture/offices/vehicle storage	None		Considered Available	Medium-Long Term	Potential yield of 422 dwellings
Land north of Hill Place Farm Buildings, Turners Hill Road, East Grinstead	SHELAA 1060	2.4	Agriculture	None	Site size too small	Considered Available	Medium-Long Term	Potential yield of 72 dwellings Safe access is not available but potential exists to easily gain access may potentially affect listed building/s
The Yard at Ham Lane Farm, Scaynes Hill	SHELAA 1062	0.84	Agriculture/storage/offices	None	Site size is too small	Considered Available	Medium-Long Term	Potential yield of 25 dwellings Safe access is not available but potential exists to easily gain access
Phase 2 Swallows Yard, London Road Albourne	SHELAA 1063	3.16	Agriculture	None	Site size is too small	Considered Available	Medium-Long Term	Potential yield of 94 dwellings Safe access is not available but potential exists to easily gain access
West Hoathly (Ibstock) Brickworks Large site, Sharpthorne	SHELAA 1064	16.90	Mineral working/quarry	AONB (NL) SSSI Area of ancient woodland	National Landscape	Considered Available	Medium-Long Term	Potential yield of 507 dwellings Safe access is not available but potential exists to easily gain access
Land north of Springfield Close, North of Bolney (Parcel A) Bolney	SHELAA 1066	1.0	Agriculture/vacant	None	Site size is too small	Considered Available	Medium-Long Term	Potential yield of 9 dwellings Safe access is not available but potential exists to easily gain access
Land south of Hill Place Farm Turners Hill Road East Grinstead	SHELAA 1067	5.11	Agriculture	None	Identified yield too low	Considered Available	Medium-Long Term	Potential yield of 124 dwellings Safe access is not available but potential exists to easily gain access

Site	Identified source	Site area (ha)	Existing land use	Designations	Suitable	Available	Achievable	Comments from source document
Key					Key			
Site Allocations (Mid Sussex District Plan 2014-2031) (2018)					Not suitable			
Regulation 19 Allocation Site					Further analysis required based on unknowns			
Site Allocations DPD 2022					Criteria met			
Identified in SHELAA (2023)								
Brownfield Register								
								may potentially affect listed building/s
Land to east Rivers Farm Cottage Copyhold Lane Ardingly	SHELAA 1069	8.94	Agriculture	AONB (NL) Area of ancient woodland	National Landscape	Considered Available	Medium-Long Term	Potential yield of 268 dwellings Safe access is not available but potential exists to easily gain access
Land to west of Rivers Farm Cottage Copyhold Lane Ardingly	SHELAA 1070	21.12	Agriculture	AONB (NL) Area of ancient woodland Local Nature Reserve	National Landscape	Considered Available	Medium-Long Term	Potential yield of 635 dwellings Safe access is not available but potential exists to easily gain access may potentially affect listed building/s
Land to east Hanlye Cottages Hanlye Lane Haywards Heath	SHELAA 1071	1.6	Agriculture	None	Site size too small	Considered Available	Medium-Long Term	Potential yield of 48 dwellings Safe access is not available but potential exists to easily gain access may potentially affect listed building/s
Land to west of Hanlye Cottages Hanlye Lane Haywards Heath	SHELAA 1072	2.48	Agriculture	None	Site size too small	Considered Available	Medium-Long Term	Potential yield of 74 dwellings Safe access is not available but potential exists to easily gain access may potentially affect listed building/s
Land to east of Gravelye Farm House Hanlye Lane Haywards Heath	SHELAA 1073	5.56	Agriculture	Local Nature Reserve Area of ancient woodland	Identified yield too low	Considered Available	Medium-Long Term	Potential yield of 167 dwellings Safe access is not available but potential exists to easily gain access may potentially affect listed building/s
Land to north of Lower Yard Sparks Lane/ Brook Street Cuckfield	SHELAA 1074	1.54	Agriculture	AONB (NL)	National Landscape	Considered Available	Medium-Long Term	Potential yield of 46 dwellings Safe access is not available but potential exists to easily gain access
Land north of Willow way and Talbort Mead, Cuckfield Road Road Hurstpierpoint	SHELAA 1075	10.44	Agriculture	None		Considered Available	Medium-Long Term	Potential yield of 313 dwellings Safe access is not available but potential exists to easily gain access
North Field College Road Ardingly	SHELAA 1076	1.74	Education/sports ground and facilities	AONB (NL)	National Landscape	Considered Available	Medium-Long Term	Potential yield of 52 dwellings Safe access is not available but potential exists to easily gain access may potentially affect listed building/s
Land north of Diamond Cottages, Brook Street	SHELAA 1079	0.59	Agriculture	AONB (NL)	National Landscape	Considered Available	Medium-Long Term	Potential yield of 18 dwellings Safe access is not available but potential exists to easily gain access
Land south of Tanyards Cottage Brook Street	SHELAA 1080	3.77	Agriculture	AONB (NL)	National Landscape	Considered Available	Medium-Long Term	Potential yield of 113 dwellings

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Key					Key			
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Regulation 19 Allocation Site					Further analysis required based on unknowns			
Site Allocations DPD 2022					Criteria met			
Identified in SHELAA (2023)								
Brownfield Register								
								Safe access is not available but potential exists to easily gain access may potentially affect listed building/s
Land north and south of Strood Cottages, Brook Street	SHELAA 1082	0.82	Agriculture	AONB (NL)	National Landscape	Considered Available	Medium-Long Term	Potential yield of 25 dwellings Safe access is not available but potential exists to easily gain access
Land South of Medway Drive, East Grinstead	SHELAA 1093	2.5	Agriculture	AONB (NL)	National Landscape	Considered Available	Medium-Long Term	Potential yield of 75 dwellings
Land at Copthorne Hotel, Copthorne	SHELAA 1094	14.19	Hotels/car park/agriculture	Flood Zone 2/3	Identified yield too low	Considered Available	Medium-Long Term	Potential yield of 170 dwellings Development may potentially affect listed building/s
Land at West Town Farm Hurstpierpoint	SHELAA 1095	24.8	Agriculture	None		Considered Available	Medium-Long Term	Potential yield of 744 dwellings Safe access not currently available but may be potential for provision of a safe access Development would have a potential negative impact upon Conservation Area Development may potentially affect listed building/s
Land at Hangmans Acre Farm Lindfield	SHELAA 1096	27.92	Agriculture	Flood Zone 2/3 AONB (NL)	National Landscape	Considered Available	Medium-Long Term	Potential yield of 675 dwellings Development would have a potential negative impact upon Conservation Area Development may potentially affect listed building/s
Land east and west of Malthouse Lane	SHELAA 1105	54	Agriculture	None		Considered Available	Medium-Long Term	Potential yield of 1,350 dwellings
Land at Awbrook House, Lewes Road, RH17 7TB	SHELAA 1107	4.04	Dwellings/unused land	None	Site size too small	Considered Available	Medium-Long Term	Potential yield of 50 dwellings Development would have a potential negative impact upon Conservation Area Development may potentially affect listed building/s
Land east of Foxhole Lane	SHELAA 1120	16.4	Agriculture	None		Considered Available	Medium-Long Term	Potential yield of 336 dwellings Safe access not currently available but may be potential for provision of a safe access
Orchards Shopping Centre	SHELAA 1121	1.99	Shops	None	Site size too small	Considered Available	Medium-Long Term	Potential yield of 100 dwellings

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Key					Key			
Site Allocations (Mid Sussex District Plan 2014-2031) (2018)					Not suitable			
Regulation 19 Allocation Site					Further analysis required based on unknowns			
Site Allocations DPD 2022					Criteria met			
Identified in SHELAA (2023)								
Brownfield Register								
Sussex House and Commerical House and 54 to 56 Perrymount Road	SHELAA 1122	0.7	Offices	None	Site size too small	Considered Available	Short Term	Potential yield of 21 dwellings potential negative impact upon Conservation Area
Burgess Hill Station	SHELAA 1123	1.66	Station/car park/ allotments	None	Site size too small	Considered Available	Medium-Long Term	Potential yield of 150 dwellings
West House Farm, Henfield Road	SHELAA 1124	21	Agriculture	None		Considered Available	Medium-Long Term	Potential yield of 315 dwellings Safe access not currently available but may be potential for provision of a safe access May potentially affect listed building/s
Land west of Bolney Place, Cowfold Road	SHELAA 1133	1.2	Agriculture/dwellings	None	Site size too small	Considered Available	Medium-Long Term	Potential yield of 10 dwellings
Land rear of 45-85 Chanctonbury Road	SHELAA 1134	1.03	Managed Forest	Area of ancient woodland	Site size too small	Considered Available	Medium-Long Term	Potential yield of 41 dwellings
Land rear of Challoners	SHELAA 1135	0.46	Unused land	None	Site size too small	Considered Available	Medium-Long Term	Potential yield of 9 dwellings Safe access not currently available but may be potential for provision of a safe access May potentially affect listed building/s
Land at Lunce's Hill, Fox Hill	SHELAA 1136	1.9	Agriculture	Area of ancient woodland	Site size too small	Considered Available	Medium-Long Term	Potential yield of 57 dwellings May potentially affect listed building/s
Land west of Ockley Lane	SHELAA 1137	36.9	Agriculture	None		Considered Available	Medium-Long Term	Potential yield of 1,100 Safe access not currently available but may be potential for provision of a safe access
Land at The Paddock, East Mascalls Lane	SHELAA 1138	1.4	Agriculture/dwellings	None	Site size too small	Considered Available	Medium-Long Term	Potential yield of 25 dwellings May potentially affect listed building/s
Land at Station Road , West Hoathly	SHELAA 1139	1.39	Agriculture	AONB (NL) Area of ancient woodland	Site size too small	Considered Available	Medium-Long Term	Potential yield of 20 dwellings May potentially affect listed building/s
Land opposite Bolney Stage Pub, London Road	SHELAA 1140	0.88	Unused land	AONB (NL)	National Landscape	Considered Available	Medium-Long Term	Potential yield of 18 dwellings
Land west of Cuckfield Road	SHELAA 1141	0.67	Agriculture	None	Site size too small	Considered Available	No timescale stated	Potential yield of 7 dwellings Safe access not currently available but may be potential for provision of a safe access

Site	Identified source	Site area (ha)	Existing land use	Designations	Suitable	Available	Achievable	Comments from source document
Key					Key			
Site Allocations (Mid Sussex District Plan 2014-2031) (2018)					Not suitable			
Regulation 19 Allocation Site					Further analysis required based on unknowns			
Site Allocations DPD 2022					Criteria met			
Identified in SHELAA (2023)								
Brownfield Register								
								May potentially affect listed building/s
Swallows Yard (phases 1&2), London Road	SHELAA 1146	4.7	Agriculture	None	Site size too small	Considered Available	Medium-Long Term	Potential yield of 90 dwellings
Land at Hangman's Acre and Little Walstead, Lindfield	SHELAA 1147	57.41	Agriculture	AONB (NL) Flood Zone 2/3	National Landscape	Considered Available	Medium-Long Term	Potential yield of 1,722 dwellings Development would have a potential negative impact upon Conservation Area Development may potentially affect listed building/s
Land west of North Cottages and Challoners	SHELAA 1148	1.37	Unused land	None	Site size too small	Considered Available	Medium-Long Term	Potential yield of 41 dwellings Safe access not currently available but may be potential for provision of a safe access Development may potentially affect listed building/s
Land west of Turners Hill Road (450)	SHELAA 1149	34.47	Agriculture	Area of ancient woodland	Live planning application	Considered Available	Medium-Long Term	Potential yield of 480 Safe access not currently available but may be potential for provision of a safe access Applications DM/25/0014 & DM/25/0015 submitted 22 Jan 2025
Land at Northlands Farm, A2300/A23, Hickstead	SHELAA 602	7.25	Agriculture	None	Promoted for commercial/non residential use	Considered Available	Medium-Long Term	Planning Application – refused Promoted for B1, B2, B8 use
Hangerwood Farm, Foxhole Lane, Bolney	SHELAA 665	9.2	Agriculture/Dwellings	Ancient Woodland Flood Zone 2/3	Promoted for commercial/non residential use	Considered Available	Medium-Long Term	Promoted for B1, B2, B8 use
Land at Dumbrells Farm, south of the A2300, Hurstpierpoint	SHELAA 801	48.6	Agriculture	Ancient Woodland Flood Zone 2/3	Promoted for commercial/non residential use	Considered Available	Medium-Long Term	Promoted for science park
Bolney Nursery, Cowfold Road, Bolney	SHELAA 865	0.8	Agriculture	None	Promoted for commercial/non residential use	Considered Available	Medium-Long Term	Promoted for B1, B2, B8 use
The Home Farm, Brighton Road, Pease Pottage	SHELAA 886	1.0	Agriculture/offices	National Landscape	Promoted for commercial/non residential use	Considered Available	Medium-Long Term	Promoted for B1 use
The Walled Garden, behind the Scout Hut, London Road, Balcombe	SHELAA 913	0.3	Agriculture	National Landscape	Promoted for commercial/non residential use	Considered Available	Medium-Long Term	Promoted for B1, B2 use
Area south of Redbridge Lane at junction with London Road, Balcombe	SHELAA 915	1.2	Agriculture	National Landscape	Promoted for commercial/non residential use	Considered Available	Medium-Long Term	Promoted for B1, B2 use

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Key					Key			
Site Allocations (Mid Sussex District Plan 2014-2031) (2018)					Not suitable			
Regulation 19 Allocation Site					Further analysis required based on unknowns			
Site Allocations DPD 2022					Criteria met			
Identified in SHELAA (2023)								
Brownfield Register								
Burgess Hill Town Centre	SHELAA 932	7.17	Shops/Restaurants & Cafes/Offices	None	Promoted for commercial/non residential use	Considered Available	Medium-Long Term	Promoted for B1, B2, B8 use
Northlands Farm, Stairbridge Lane, Bolney	SHELAA 946	16.9	Unused land/agriculture	Flood Zone 2/3	Promoted for commercial/non residential use	Considered Available	Short Term	Promoted for B1, B2, B8 use
Land between A2300 and Jobs Lane, Bolney	SHELAA 947	2.04	Unused land	None	Promoted for commercial/non residential use	Considered Available	Short Term	Promoted for B1, B8 use
Land south of A2300 adjacent to Pookbourne Lane	SHELAA 948	11.85	Unused land/ agriculture/ unmanaged forest	Ancient Woodland Flood Zone 2/3	Promoted for commercial/non residential use	Considered Available	Medium-Long Term	Promoted for B1, B2, B8 use
Old Court House, Blackwell Hollow, East Grinstead	SHELAA 952	0.24	Community services	None	Promoted for commercial/non residential use	Considered Available	Short Term	Promoted for B1 use
Extension to Silverwood, Snow Hill (A264), Copthorne	SHELAA 991	1.88	Unused land	None	Promoted for commercial/non residential use	Considered Available	Short Term	Promoted for B1, B2, B8 use
Additional land at Crawley Garden Centre, Copthorne Road Copthorne	SHELAA 993	2.5	Storage/dwellings	None	Promoted for commercial/non residential use	Considered Available	Short Term	Promoted for B1, B2, B8 use
Friday Farm (Additional land at Barns Court) Turners Hill Road Copthorne	SHELAA 994	2.08	Dwellings	None	Promoted for commercial/non residential use	Considered Available	Short Term	Promoted for B1, B2, B8 use
Additional (employment) site on land to north of A264 Copthorne	SHELAA 999	4.2	Unused land/unmanaged forest	None	Promoted for commercial/non residential use	Considered Available	Medium-Long Term	Promoted for B1, B8 use
Land at Hazeldene Farm North of Orchard Way Warninglid	SHELAA 1005	2.9	Agriculture	National Landscape	Promoted for commercial/non residential use	Considered Available	Short Term	Promoted for B1, B2, B8 use
Crawley Down Garage and Parking Site, Snow Hill, Crawley Down	SHELAA 1007	2.48	Car Park/vehicle storage	Flood Zone 2/3	Promoted for commercial/non residential use	Considered Available	Short Term	Promoted for B1, B8 use
Bolney Valley London Road Bolney	SHELAA 1017	3.85	Storage/Unused Land	National Landscape Ancient Woodland	Promoted for commercial/non residential use	Considered Available	Medium-Long Term	Promoted for B1, B8 use
Land north of Mill Lane, Sayers Common	SHELAA 1038	11.96	Agriculture	Flood Zone 2/3	Promoted for commercial/non residential use	Considered Available	Medium-Long Term	Promoted for B1, B2, B8 use
Land south of Mill Lane, Sayers Common	SHELAA 1047	11.53	Agriculture	None	Promoted for commercial/non residential use	Considered Available	Medium-Long Term	Promoted for B1, B2, B8 use

Site	Identified source	Site area (ha)	Existing land use	Designations	Suitable	Available	Achievable	Comments from source document
Key					Key			
Site Allocations (Mid Sussex District Plan 2014-2031) (2018)					Not suitable			
Regulation 19 Allocation Site					Further analysis required based on unknowns			
Site Allocations DPD 2022					Criteria met			
Identified in SHELAA (2023)								
Brownfield Register								
Little London garage and Gardeners Arms, Ardingly	SHELAA 1058	0.4	Vehicle Storage/Public House	National Landscape	Promoted for commercial/non residential use	Considered Available	Medium-Long Term	Promoted for B1 use
4 Front Motorhomes, Nursery Lane, Warninglid, RH17 5JS	SHELAA 1142	4.55	Vehicle storage	National Landscape	Promoted for commercial/non residential use	Considered Available	Short Term	Promoted for B1, B2, B8 use
48-50 Junction Road, Burgess Hill	SHLAA ID 446	0.38	Brownfield		Site size too small	Considered Available	Unknown	
Fire Station, The Brow, Burgess Hill	Part of Site Allocation SA18 (Site Allocations DPD) SHLAA ID 824	0.24	Brownfield		Site size too small	Considered Available	Unknown	
Jubilee House Cyprus Road Burgess Hill	SHLAA ID 975	0.1	Brownfield		Site size too small	Considered Available	Unknown	
Land North of Station House, London Road	SHLAA ID 27	0.6	Brownfield		Site size too small	Considered Available	Unknown	
Carpet Right, 220 - 228 London Road, East Grinstead	SHLAA ID 763	0.14	Brownfield		Site size too small	Considered Available	Unknown	
1-5 Queens Walk and 22-26 London Road, East Grinstead	SHLAA ID 961	0.35	Brownfield		Site size too small	Considered Available	Unknown	
Vacant Plot 70 - 72 London Road East Grinstead	SHLAA ID 1084	0.02	Brownfield		Site size too small	Considered Available	Unknown	
Pikfield Engineering factory Durkins road	SHLAA ID 1110	0.07	Brownfield		Site size too small	Considered Available	Unknown	
National Tyre Centre, 60 Keymer Road, Hassocks	SHLAA ID 375	0.14	Brownfield		Site size too small	Considered Available	Unknown	
Orchards Shopping Centre	SHLAA ID 1121	1.9	Brownfield		Site size too small	Considered Available	Unknown	
Sussex House and Commercial House and 54 to 56 Perrymount Road	SHLAA ID 1122	0,78	Brownfield		Site size too small	Considered Available	Unknown	
Mount Pleasant Nursery, Cansiron Lane	SHLAA ID 208	0.13	Brownfield		Site size too small	Not Available	Unknown	Planning permission DM/18/3242 for 6 dwellings. Approved 22/07/2019
Martlets Shopping Centre, Burgess Hill	SHLAA ID 528	2.27	Brownfield		Site size too small	Not Available	Unknown	Planning permission DM/19/3331 - Demolition of multi-storey car park, public library and offices. The conversion of existing buildings and erection of new buildings to provide, additional retail floor space (Classes A1 and A3), residential units (Class C3) with undercroft car parking, a multi-screen cinema (Class D2),

Site	Identified source	Site area (ha)	Existing land use	Designations	Suitable	Available	Achievable	Comments from source document
Key					Key			
Site Allocations (Mid Sussex District Plan 2014-2031) (2018)					Not suitable			
Regulation 19 Allocation Site					Further analysis required based on unknowns			
Site Allocations DPD 2022					Criteria met			
Identified in SHELAA (2023)								
Brownfield Register								
								bowling alley (Class D2), gymnasium (Class D2), a hotel (Class C1), the reconfiguration and expansion of existing public car park, amendments to the site access, public realm improvements including landscaping, and other associated works (revision of DM/15/3858 and DM/18/1580). Approved 02/07/2021
60 - 64 Church Walk Burgess Hill	SHLAA ID 1109	0.1	Brownfield		Site size too small	Not Available	No	Planning permission DM/19/4077 - Change of use of first floor and erection of roof extension to create two additional storeys providing 15 residential. Approved 20/09/2021
5 - 8A Whitehall Parade, London Road, East Grinstead	SHLAA ID 1145	0.09	Brownfield		Site size too small	Not Available	No	Planning permission DM/21/4105 - Conversion of existing retail and cafe space and internal reconfiguration to the third floor to provide 7No flats comprising 5no. one bed & 2no. two bed flats, with access to a terraced area. Bin stores adjacent to access road. Approved 17/10/2022
Land north of 99 Reed Pond Walk, Franklands Village, Haywards Heath	SHLAA ID 531	0.48	Brownfield		Site size too small	Not Available	No	Planning permission DM/18/4118 - Proposed residential development of 24 x 2 bed flats including 30% affordable units (8 units). Approved 26/04/2019
NCP Car Park, Harlands Road, Haywards Heath	SHLAA ID 744	0.21	Brownfield		Site size too small	Not Available	No	Planning permission DM/22/0596 - The clearance of the site and construction of a building containing 64 residential apartments (48 1-bed, 16 2-bed) with associated access, car parking, landscaping and ancillary works. Approved 12/09/2023
Maxwelton House 41 - 43 Boltro Road Haywards Heath	SHLAA ID 1090	0.14	Brownfield		Site size too small	Not Available	No	Planning permission DM/20/3516 - Demolition of existing office building and provision of 54 apartments with associated parking and landscaping. Approved 20/12/2021
Linden House Southdowns Park Haywards Heath	SHLAA ID 1113	0.15	Brownfield		Site size too small	Not Available	No	Planning permission DM/18/0421 - Demolish existing vacant building and erect 14 unit apartment block. Approved 02/06/2021
14 -16 Sussex Road Haywards Heath	SHLAA ID 1118	0.03	Brownfield		Site size too small	Not Available	No	Planning permission DM/20/1881 - Change of use from offices to residential

Site	Identified source	Site area (ha)	Existing land use	Designations	Suitable	Available	Achievable	Comments from source document
Key					Key			
Site Allocations (Mid Sussex District Plan 2014-2031) (2018)					Not suitable			
Regulation 19 Allocation Site					Further analysis required based on unknowns			
Site Allocations DPD 2022					Criteria met			
Identified in SHELAA (2023)								
Brownfield Register								
								(Class C3 Use) and extension of premises to the rear at ground, first and second floor, in order to form 8 no 1 bedroom flats with associated secure cycle storage. Approved 17/12/2021
Garage Block rear of 34 to 56 America Lane Haywards Heath	SHLAA ID 1155	0.05	Brownfield		Site size too small	Not Available	No	Planning permission DM 21/2129 - Demolition of existing garages and erection of 8 new dwellings (6 x one bedroom flats and 2 x two bedroom flats). Refused 12/11/21. Appealed. Appeal allowed 21/04/2023
Rear of Central House, Perrymount Road, Haywards Heath	SHLAA ID 1156	0.27	Brownfield		Site size too small	Not Available	No	Planning permission DM/22/2880 - Erection of a 6 storey building comprising of 28 flats (15 x 1 bed and 13 x 2 bed) with associated landscaping, parking and refuse stores. Approved 03/08/2023
Palmers Autocentre Steton Works, Turners Hill Road, Crawley Down	SHLAA ID 211	0.18	Brownfield		Site size too small	Not Available	No	Planning permission DM/22/0867 - Outline application for the demolition of all existing buildings on-site, currently used for MOT/Garage/Tyre centre (B1/B2 Sui Generis), to be replaced with 5 dwellings (Residential C3) and associated parking. Refused 10/05/2022. Appealed. Appeal allowed 15/11/2023
Crawley Down Village Hall, Turners Hill Road, Crawley Down	SHLAA ID 1157	Not stated	Brownfield		Site size too small	Not Available	No	Planning permission DM/23/2544 - Conversion and extension of the existing village hall into 6 no. new residential dwellings with associated landscaping and bin and bike stores. Approved 27/11/2023
Ansty Cross Garage	Site Allocation SA33 (Site Allocations DPD) SHLAA ID 644	0.24	Commercial garage and car parking	10 dwellings	Site size too small	Considered Available	Unknown	Brownfield with allocation
Wealden House, Lewes Road, Ashurst Wood	Site Allocation – Ashurst Wood Neighbourhood Plan (Site ASW 9) SHLAA ID 470	1.6	Office/hardstanding	No quantum of development identified in allocation	Site size too small	Considered Available	Unknown	Brownfield with allocation

Site	Identified source	Site area (ha)	Existing land use	Designations	Suitable	Available	Achievable	Comments from source document
Key					Key			
Site Allocations (Mid Sussex District Plan 2014-2031) (2018)					Not suitable			
Regulation 19 Allocation Site					Further analysis required based on unknowns			
Site Allocations DPD 2022					Criteria met			
Identified in SHELAA (2023)								
Brownfield Register								
LIC, Wealden House, Lewes Road	Site Allocation – Ashurst Wood Neighbourhood Plan (Site ASW 10) SHLAA ID 757	0.46	Office/hardstanding	No quantum of development identified in allocation	Site size too small	Considered Available	Unknown	Brownfield with allocation
Land opposite Newlands, (Spring Field Shaw), London Road, Balcombe	Site Allocation – Balcombe Neighbourhood Plan (Site G) SHLAA ID 188	0.3	Woodland/scrubland/hardstanding	Circa 15 dwellings	Site size too small	Considered Available	Unknown	Brownfield with allocation
Charlwoods Industrial Estate	Site Allocation – East Grinstead Neighbourhood Plan (Site SS5) SHLAA ID 222	5	Identified Existing Employment Site (Site Allocations DPD)	5 dwellings	Part of a designated employment site	Considered Available	Multiple landowners – not available in next 15 years	Brownfield with allocation
Burgess Hill Station yard/car park, Burgess Hill	Site Allocation – Saved Local Plan Policy BH3 SHLAA ID 83	1.75	Brownfield	No quantum of development identified	Site size too small	Considered Available	Unknown	Brownfield with allocation
The Oaks Centre, Junction Road, Burgess Hill	Site Allocation – Saved Local Plan Policy BH2 SHLAA ID 84	0.42	Brownfield	No quantum of development identified	Site size too small	Considered Available	Unknown	Brownfield with allocation
Open air market, Cyprus Road, Burgess Hill	Site Allocation – Saved Local Plan Policy BH1 SHLAA ID 92	0.4	Brownfield	No quantum of development identified	Site size too small	Considered Available	Unknown	Brownfield with allocation
Western side of Victoria Road, Burgess Hill	Part of Site Allocation SA3 (Site Allocations DPD) for employment space Part of Site S1 (Burgess Hill Neighbourhood Plan)	4.4	Brownfield	51 dwellings	Too small	Considered Available	Multiple landowners – not available in next 15 years	Brownfield with allocation

Site	Identified source	Site area (ha)	Existing land use	Designations	Suitable	Available	Achievable	Comments from source document
Key					Key			
Site Allocations (Mid Sussex District Plan 2014-2031) (2018)					Not suitable			
Regulation 19 Allocation Site					Further analysis required based on unknowns			
Site Allocations DPD 2022					Criteria met			
Identified in SHELAA (2023)								
Brownfield Register								
	SHLAA ID 544							
Land at the Brow, Burgess Hill	Part of Site Allocation SA16 (Site Allocations DPD) SHLAA ID 756	0.79	Office	No quantum of development identified	Site size too small	Considered Available	Unknown	Brownfield with allocation
Horsgate House, Hanlye Lane, Cuckfield	Site Allocation CNP6b (Cuckfield Neighbourhood Plan) SHLAA ID 649	0.13	Brownfield	No quantum specified	Site size too small	Considered Available	Unknown	Brownfield with allocation
67-69 Railway Approach, East Grinstead	Site Allocation EG6B(7) (East Grinstead Neighbourhood Plan) SHLAA ID 441	0.09	Brownfield	7 dwellings	Site size too small	Considered Available	Unknown	Brownfield with allocation
Imberhorne Lane car park, Imberhorne Lane, East Grinstead	Site Allocation EG6B(6) (East Grinstead Neighbourhood Plan) SHLAA ID 510	0.18	Brownfield	18 dwellings	Site size too small	Considered Available	Unknown	Brownfield with allocation
East Grinstead Delivery Office, 76 London Road, East Grinstead	Site Allocation EG6B(8) (East Grinstead Neighbourhood Plan) SHLAA ID 559	0.15	Brownfield	12 dwellings	Site size too small	Considered Available	Unknown	Brownfield with allocation
Warrenside, College Lane, East Grinstead	Site Allocation EG6B(3) (East Grinstead Neighbourhood Plan) SHLAA ID 444	0.17	Brownfield	14 dwellings	Site size too small	Considered Available	Unknown	Brownfield with allocation

Site	Identified source	Site area (ha)	Existing land use	Designations	Suitable	Available	Achievable	Comments from source document
Key					Key			
Site Allocations (Mid Sussex District Plan 2014-2031) (2018)					Not suitable			
Regulation 19 Allocation Site					Further analysis required based on unknowns			
Site Allocations DPD 2022					Criteria met			
Identified in SHELAA (2023)								
Brownfield Register								
30 - 34 London Road East Grinstead	Part of Site Allocation SS2 (East Grinstead Neighbourhood Plan) SHLAA ID 968	0.11	Retail area	No defined quantum of residential development	Site size too small	Considered Available	Unknown	Brownfield with allocation
East Grinstead Police Station, College Lane, East Grinstead	Site Allocation SA18 (Site Allocations DPD) SHLAA ID 847	0.42	Police station	22 dwellings	Site size too small	Considered Available	Unknown	Brownfield with allocation
Land adjacent to Station Goods Yard, Keymer Road, Hassocks	Part of Site Allocation SSH6 (Small Scale Sites Housing Allocations Development Plan) SHLAA ID 36	0.31	Brownfield	Wider site capacity up to 60 dwellings	Site size too small	Considered Available	Unknown	Brownfield with allocation
Station Goods Yard, Hassocks	Part of Site Allocation SSH6 (Small Scale Sites Housing Allocations Development Plan) SHLAA ID 106	1.35	Brownfield	Wider site capacity up to 60 dwellings	Site size too small	Considered Available	Unknown	Brownfield with allocation
Caru Hall, Bolnore Road, Haywards Heath	Site Allocation H3 Haywards Heath Neighbourhood Plan) SHLAA ID 507	0.47	Brownfield	12 dwellings	Site size too small	Considered Available	Unknown	Brownfield with allocation

Flood Risk Sequential Testing Report

Land to the East of Ansty – Proposed delivery of a new Garden Community



Appendix 2.0 Table of Sites that meet criteria and could be Suitable Alternatives

Site	Identified source	Site area (ha)	Existing land use	Designations	Suitable	Available	Achievable	Comments from source document
Key					Key			
Site Allocations (Mid Sussex District Plan 2014-2031) (2018)					Not suitable			
Regulation 19 Allocation Site					Further analysis required based on unknowns			
Site Allocations DPD 2022					Criteria met			
Identified in SHELAA (2023)								
Brownfield Register								
Broad location North and East of Ansty (APPLICATION SITE)	SHELAA 736	212	Agriculture/dwellings	Flood Zone 2/3 AONB (NL) Areas of ancient woodland		Considered Available	Reasonable prospect that site could be developed within the Plan period	Potential yield of 1,825 Safe access is unavailable or affected by severe limitations/ restrictions
Land to the West of Burgess Hill / North of Hurstpierpoint	DPSC1 (SHELAA 740)	57.81	Agriculture/outdoor amenity and open spaces/dwellings	Flood Zone 2/3 Area of Ancient woodland		Considered Available	Medium-Long Term	<ul style="list-style-type: none"> 1,350 dwellings 300sqm employment 500sqm retail/community uses 2FE Primary school Space for provision of full-day care nursery Neighbourhood centre Local community infrastructure
Land at Crabbet Park	DPSC2 (SHELAA 18)	172	Agriculture/unmanaged forest/dwellings	Area of Flood Zone 2/3 Area of Ancient Woodland AONB (NL)		Considered Available	Medium-Long Term	<ul style="list-style-type: none"> 2,000 dwellings (approx. 1,500 to 2039) 1000sqm (Class E) Retail (TBC)
Land to the South of Reeds Lane, Sayers Common	DPSC3 (SHELAA 799)	90.05	Agriculture/sports facilities/dwellings	None		Considered Available	Medium-Long Term	<ul style="list-style-type: none"> 2,000 dwellings (approx. 1,850 to 2039) Employment: 5,000 - 9,000sqm (Class E) Retail: 2,000 - 4,000sqm Gypsy & Traveller provision – 6 pitches
Land to west of Turners Hill Road, Crawley Down	DPA9 (SHELAA 688/1149)	33.7	Agriculture/unmanaged forest	Area of ancient woodland		Considered Available	Medium-Long Term	<ul style="list-style-type: none"> 350 dwellings Community Building Allotments 50 bed (C2) care home Play area Other outdoor provision Outdoor sports

Site	Identified source	Site area (ha)	Existing land use	Designations	Suitable	Available	Achievable	Comments from source document
Key					Key			
Site Allocations (Mid Sussex District Plan 2014-2031) (2018)					Not suitable			
Regulation 19 Allocation Site					Further analysis required based on unknowns			
Site Allocations DPD 2022					Criteria met			
Identified in SHELAA (2023)								
Brownfield Register								
Land north east of Lindfield	SHELAA 498 (Part of SHELAA 1147)	14	Agriculture/dwellings/unmanaged forest	Flood Zone 2 or 3		Considered Available	Medium-Long Term	Potential yield of 300 dwellings Safe access is unavailable or affected by severe limitations/ restrictions
Haywards Heath Golf Course, High Beech Lane, Haywards Heath	SHELAA 503	31	Sports ground and facilities	Areas of ancient woodland		Considered Available	Medium-Long Term	Potential yield of 700 dwellings
Broad location West of A23	SHELAA 678	92	Agriculture/dwellings	Flood Zone 2 or 3 Area of Ancient Woodland		Considered Available	Medium-Long Term	Potential yield of 2,000 dwellings Safe access is not available but potential exists to easily gain access Development would severely affect a listed building
Q Leisure, The Old Sandpit, London Road, Albourne, BN6 9BQ	SHELAA 788	7.9	Sports ground and facilities	None		Considered Available	Medium-Long Term	Potential yield of 250 dwellings
Land north of A272 Cuckfield	SHELAA 1001	21	Agriculture/unused land	Development would have a potential negative impact upon Conservation Area Development may potentially affect listed building/s		Considered Available	Medium-Long Term	Potential yield of 250 dwellings Safe access is unavailable or affected by severe limitations/ restrictions
Extension south west of Meadow View, Sayers Common	SHELAA 1018	14.32	Agriculture	None		Considered Available	Medium-Long Term	Potential yield of 430 dwellings Safe access is not available but potential exists to easily gain access
Grange Farm, BullFinch Lane Hurstpierpoint	SHELAA 1019	23	Agriculture	Development would have a potential negative impact upon Conservation Area		Considered Available	Medium-Long Term	Potential yield of 584 dwellings Safe access is not available but potential exists to easily gain access

Site	Identified source	Site area (ha)	Existing land use	Designations	Suitable	Available	Achievable	Comments from source document
Key					Key			
Site Allocations (Mid Sussex District Plan 2014-2031) (2018)					Not suitable			
Regulation 19 Allocation Site					Further analysis required based on unknowns			
Site Allocations DPD 2022					Criteria met			
Identified in SHELAA (2023)								
Brownfield Register								
				Development may potentially affect listed building/s				
Former Hassocks Golf Club, London Road, Hassocks	SHELAA 1022	39.9	Sports ground/facilities	None		Considered Available	Medium-Long Term	Potential yield of 1,171 Safe access is not available but potential exists to easily gain access
Little Walstead Farm, (north parcel only), Lindfield	SHELAA 1049	9.95	Agriculture	Development may potentially affect listed building/s		Considered Available	Medium-Long Term	Potential yield of 298 dwellings
Woodpeckers, Snowhill, Cophorne	SHELAA 1059 (includes SHELAA site 810)	14.75	Agriculture/offices/vehicle storage	None		Considered Available	Medium-Long Term	Potential yield of 422 dwellings
Land north of Willow way and Talbort Mead, Cuckfield Road Road Hurstpierpoint	SHELAA 1075	10.44	Agriculture	None		Considered Available	Medium-Long Term	Potential yield of 313 dwellings Safe access is not available but potential exists to easily gain access
Land at West Town Farm Hurstpierpoint	SHELAA 1095	24.8	Agriculture	Development would have a potential negative impact upon Conservation Area Development may potentially affect listed building/s		Considered Available	Medium-Long Term	Potential yield of 744 dwellings Safe access not currently available but may be potential for provision of a safe access
Land east and west of Malthouse Lane	SHELAA 1105	54	Agriculture	None		Considered Available	Medium-Long Term	Potential yield of 1,350 dwellings
Land east of Foxhole Lane	SHELAA 1120	16.4	Agriculture	None		Uncertain	Medium-Long Term	Allocated for 200 dwellings as DPA14. SHELAA identifies potential yield of 336. Potential yield of 336 dwellings Safe access not currently available but may be potential for provision of a safe access

Site	Identified source	Site area (ha)	Existing land use	Designations	Suitable	Available	Achievable	Comments from source document
Key					Key			
Site Allocations (Mid Sussex District Plan 2014-2031) (2018)					Not suitable			
Regulation 19 Allocation Site					Further analysis required based on unknowns			
Site Allocations DPD 2022					Criteria met			
Identified in SHELAA (2023)								
Brownfield Register								
								Application DM/24/2826 for EIA screening request. EIA not required, decision issued 10 December 2024
West House Farm, Henfield Road	SHELAA 1124	21	Agriculture	May potentially affect listed building/s		Considered Available	Medium-Long Term	Potential yield of 315 dwellings Safe access not currently available but may be potential for provision of a safe access
Land west of Ockley Lane	SHELAA 1137	36.9	Agriculture	None		Considered Available	Medium-Long Term	Potential yield of 1,100 Safe access not currently available but may be potential for provision of a safe access
Land west of Turners Hill Road (450) NB same site name and location as allocation DPA9/SHELAA 688	SHELAA 1149	34.47	Agriculture	Areas of ancient woodland		Uncertain – live application	Medium-Long Term	Potential yield of 480 Safe access not currently available but may be potential for provision of a safe access Applications DM/25/0014 & DM/25/0015 submitted 22 Jan 2025

Flood Risk Sequential Testing Report

Land to the East of Ansty – Proposed delivery of a new Garden Community



Appendix 3.0 Aqua Terra Sequential Test Report

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