Forward Thinking Planning

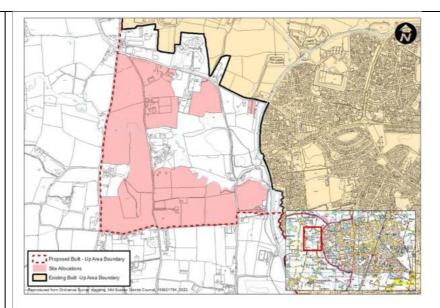
Mid Sussex Draft (Regulation 18) Local Plan - Draft Allocations

Strategic Sites

Settlement	Site	Number of homes within Plan Period (up to 2039)	Total Yield
Burgess Hill	Broad location to the West of Burgess Hill	1,400	1,400
Sayers Common	Land to the south of Reeds Lane, Sayers Common	1,850	2,000
Copthorne	Land at Crabbet Park, Copthorne	1,500	2,300

Ref	Site	No	Details								
740	Name Broad location west of Burgess Hill	1400	option for al Review does The HRA does SAC, subject anticipated s on the Ashdo suitable option	The Sustainability Appraisal concludes that, overall, the site represents a sustainable option for allocation. The transport modelling undertaken to date for the District Plan Review does not indicate that there will be any showstoppers, associated with this site. The HRA does not identify any likely significant effect on the Ashdown Forest SPA and SAC, subject to appropriate mitigation. In terms of air quality, there are currently no anticipated significant effects on the Stonepound Crossroads AQMA, or adverse impacts on the Ashdown Forest. In light of the above, it is considered that the site represents a suitable option for allocation. Therefore this site is allocated in the District Plan 2021 – 2039 Consultation Draft (DPSC1).							
			DPSC1: La	nd to th	ne West of B	urges	s Hill		CII.		
			SHELAA Ref:	740	Settlement:		Burgess Hill	Gross Site Area (ha):	67.7		
					Indicative D	evelop	nent Capacity				
			No	et Reside	ntial Dwellings						
			Older Po	ersons Ad	Employment	TBC	rtion TBC		1		
				Reta	il / Community	TBC					
			Gypsy	and Trav	eller Provision		ion of equivalent to describe off-site provision		oution		
				Infrastructure			e: ra Care housing p E Primary School yspace f-service Library summinity pavilion ghbourhood cent rkspace stainable transpor vision otments cial contributions t Sport facilities w site Community build met on-site Emergency serv Healthcare Railway Station ion of: Sustainable tran provision Highways works	d ovision of: met on ed not			





Policy Requirements

Land to the west of Burgess Hill, as shown on the inset map, is allocated as an urban extension to Burgess Hill. Development will be in accordance with a comprehensive masterplan to be agreed with the Council and provide:

- Approximately 1,400 new homes; including provision for extra care housing
- A new primary school and play pitches
- Open space, sports pitches and village green
- Neighbourhood centre with community facilities, locate extra care housing provision and transport hub nearby
- Sustainable travel connections to Burgess Hill and links to employment centred around the A2300
- Green travel corridors for cycle and pedestrian access throughout with links to the 'Green Circle'
- Central bus route
- Protection of setting of Grade II Listing Building at North End Farm to the west of the site.
- Retention and enhancement of historic routeways of High Hatch Lane and Pangdean Lane
- Avoid developing areas of existing flood risk and mitigate impacts through integration of multi-functional SUDS drainage network
- integration of multi-functional SUDS drainage network
 Provision of type 4 terminal foul pumping station
- This is in addition to the General Principles for Site Allocations set out in policy DPH4.

799 Land 1850 south of Reeds Lane, Albourne

The Sustainability Appraisal concludes that, overall, the site represents a sustainable option for allocation. The transport modelling undertaken to date for the District Plan Review does not indicate that there will be any showstoppers, associated with this site. The HRA does not identify any likely significant effect on the Ashdown Forest SPA and SAC, subject to appropriate mitigation. In terms of air quality, there are currently no anticipated significant effects on the Stonepound Crossroads AQMA, or adverse impacts on the Ashdown Forest.

In light of the above, it is considered that the site represents a suitable option for allocation. Therefore this site is allocated in the District Plan 2021 – 2039 Consultation Draft (DPSC2).



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DPSC2: Land	to the S	South of Reed	s Lane, Sayers	Common	
SHELAA Ref:	799	Settlement:	Sayers Common	Gross Site Area (ha):	88.5
	lı lı	ndicative Develop	ment Capacity		
	sidential wellings	2,000 (approxima	tely 1,850 to 2039)		
Emp	loyment	5,000 - 9,000sqm	n E Class		
Older I Accomm	Persons nodation	Proportion TBC			
Retail / Con	nmunity	2,000 - 4,000sqm	1		
Gypsy and T	Traveller rovision	6 permanent pitch	nes		
	tructure	All-through Secondary Playspace Self-service Leisure Sustainabe Healthcare Communite Sport facile Communite Communite Communite Communite Communite Communite Communite Communite Communite Sport facile Communite Communite Sport facile Communite Sport facile Sport facile	te Library le transport measure provision by facilities titions towards the printities by buildings by services	t Primary and 4 kth Form es and provision	on



			Proposed Buit - Up Are a Boundary Existing Buit - Up Are a Boundary Site Allocations Resrockular New Dishapte during majoring Mad Susses Dishapt County 100021194-0022
			Policy Requirements Land to the south of Reeds Lane, Sayers Common, as shown on the inset map, is
			allocated as an urban extension to Sayers Common. Development will be in accordance with a comprehensive masterplan to be agreed with the Council and provide:
			 Approximately 2,000 new homes, 1,850 of which are within the Plan Period; including provision of extra care housing Neighbourhood centre with community facilities, locate extra care housing provision and transport hub nearby
			 A new primary school
			 Provision of land for employment uses Provision of new waste water treatment works on site
			Sustainable travel connections to Burgess Hill
			This is in addition to the General Principles for Site Allocations set out in policy DPH4.
			Opportunities to improve connectivity and masterplanning between the eastern and western parcels of the site, by inclusion of further land parcels on the southern boundary,
			should be investigated. Any extension to the site must ensure there is significant open
			space and landscaping on the southern boundary to ensure a gap between Sayers Common and Albourne, to maintain the separate identify of these settlements.
18	Crabbet Park	2300	The Sustainability Appraisal concludes that, overall, the site represents a
	Copthorne		sustainable option for allocation. The transport modelling undertaken to date for the District Plan Review does not indicate that there will be any showstoppers,
			associated with this site. The HRA does not identify any likely significant effect on
			the Ashdown Forest SPA and SAC, subject to appropriate mitigation. In terms of
			air quality, there are currently no anticipated significant effects on the Stonepound Crossroads AQMA, or adverse impacts on the Ashdown Forest.
			In light of the above, it is considered that the site represents a suitable option for
			allocation. Therefore this site is allocated in the District Plan 2021 – 2039 Consultation Draft (DPSC3).

	bbet Pa	ar K		Gross	
SHELAA Ref:	18 S	Settlement:	Copthorne	Site Area (ha):	172
		e Development			
Net Residential Dwellings	2,300 (a	pproximately 1,5	00 to 2039)		
Employment	TBC				
Older Persons	Proportio	on TBC			
Accommodation Retail / Community	TBC				
Gypsy and Traveller		n of equivalent fir	nancial contribut	ion towards o	ff-site
Provision Infrastructure		n of pitches.			1907 (190-)
	Financia	Extra Care housing the control of th	of with 2FE at Prior without Sixth It or without Sixth It ary sport measures a sion lies owards the provisings	Form	∃ at
Housing that is suitable for old					
Proposed Buit - Up Area Boundary Sea Alocadors Description - Descriptio	10000				
					34,500 ×
Land at Crabbet Park as sh		accordance wit			lan to l
Land at Crabbet Park, as sh development. Development agreed with the Council and	provide:				

site.

This is in addition to the General Principles for Site Allocations set out in policy DPH4.



Non Strategic Sites

Policy Ref	Site	Settlement	Yield				
DPH5	Batchelors Farm, Keymer Road, Burgess Hill	chelors Farm, Keymer Road, Burgess Hill Burgess Hill					
DPH6	Land at Hillbrow, Janes Lane, Burgess Hill		25				
DPH7	Burgess Hill Station						
DPH8	Land off West Hoathly Road, East Grinstead	East Grinstead	45				
DPH9	Land at Hurstwood Lane, Haywards Heath	Haywards	45				
DPH10	Land at Junction of Hurstwood Lane and Colwell Lane, Haywards Heath	Heath	30				
DPH11	Land east of Borde Hill Lane, Haywards Heath		60				
DPH12	Orchards Shopping Centre, Haywards Heath		100				
DPH13	Land to west of Turners Hill Road, Crawley Down	Crawley Down	350				
DPH14	Hurst Farm, Turners Hill Road, Crawley Down	Hurst Farm, Turners Hill Road, Crawley Down					
DPH15	Land rear of 2 Hurst Road, Hassocks	Hassocks	25				
DPH16	Land west of Kemps, Hurstpierpoint	Hurstpierpoint	90				
DPH17	The Paddocks Lewes Road Ashurst Wood	Ashurst Wood	8-12				
DPH18	Land at Foxhole Farm, Bolney	Bolney	200				
DPH19	Land at Chesapeke and Meadow View Reeds Lane Sayers Common	Sayers Common	33				
DPH20	Land at Coombe Farm London Road Sayers Common		210				
DPH21	Land to west of Kings Business Centre Reeds Lane Sayers Common	-	100				
DPH22	Land south of LVS Hassocks London Road Sayers Common	-	200				
DPH23	Ham Lane Farm House Ham Lane Scaynes Hill	Scaynes Hill	30				
DPH24	Challoners Cuckfield Road Ansty	Ansty	37				
DPH25	Land to the west of Marwick Close Bolney Road Ansty		45				
		TOTAL	2,007				

Ref	Site Name	Ио	Details
		Dw	
	ASHURST		
984	The Paddocks, Lewes	12	SHELAA: 984 Settlement: Ashurst Wood
984	The Paddocks, Lewes Road, Ashurst Wood	12	Infrastructure
			 Retain mature trees/ hedgerows on site boundaries. The layout of the site should take into account the location of the trees and allow for their future retention and to prevent overshadowing into private gardens. Avoid the appearance of a car-dominated layout in the design of the development in accordance with the Mid Sussex Design Guide SPD.
	ANSTY		
631	Challenors Cuckfield Road Ansty	37	The Sustainability Appraisal concludes that, overall, the site represents a sustainable option for allocation. The transport modelling undertaken to date for the District Plan Review does not indicate that there will be any showstoppers, associated with the development of this site. The HRA does not identify any likely significant effect on the Ashdown Forest SPA and SAC, subject to appropriate mitigation. In terms of air quality, there are currently no anticipated significant effects on the Stonepound Crossroads AQMA, or adverse impacts on the Ashdown Forest In light of the above, it is considered that the site represents a suitable option for allocation. Therefore this site is allocated in the District Plan 2021 – 2039 Consultation Draft (DPH24).



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						1/2/11/19/1
			SHELAA:	631	Settlement:	Ansty
			Gross Site Area (ha):	1.3	Number of Dwellings:	37
			Infrastructure		On-site: • 30% affordable hou	using
					Financial contributions tow	ards the provision of
					Playspace	arus trie provision or.
					Sport facilities	
					Community building	ns .
					Library	
					Education	
					Sustainable Transp	oort
					Provision of:	
					Sustainable Transp Highway works	oort measures
				FI		
			3.50	Ansty		Agenta James
				7 tiloty	box Corruges	18
					Pero tens	
					Hoedehert	
			Proposed Built - Up Area Boundary Existing Built - Up Area Boundary Site Aflocation Reproducted term Continues Survey mapping, Mot Busses Or	sets Count 100021794 2022	Potkov Frn	Anst V
			Policy Possissments			
			Policy Requirements	ubiah aata aut	the general development of	rinainles for all District
			Plan housing allocation		the general development pr	inciples for all District
			 Provide suitable acces 		eld Road.	
					edgerows on site boundaries	s especially on the
			southern boundary adja - Maintain the rural chara		ROW. ROW on the southern bound	dary of the site.
					account the location of the	
					overshadowing into private of	
					ould reflect a transition from	tne built environment
			to the rural countryside The design and layout		ould reflect the rural characte	er of the settlement
			and avoid being too urt			
					o the west (DPH25) by prov	iding pedestrian and
			cycling connections an	d green infras	tructure connectivity.	
784	Land to the west of	45	The Sustainability App	oraisal con	cludes that, overall. tl	ne site represents a
	Marwick Close, Bolney		sustainable option for			
	Road Ansty		date for the District P			
			showstoppers, associa			5
					•	
			not identify any likely			
			SAC, subject to appro			
			currently no anticipate			epound Crossroads
			AQMA, or adverse imp			
			In light of the above,	it is consi	dered that the site re	epresents a suitable
			option for allocation. T			
			– 2039 Consultation D			
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	SHELAA:	784	Settlement:	Ansty
	Gross Site Area (ha):	1.5	Number of Dwellings:	45
	Infrastructure		On-site:	gs
	Proposed Built - Up Awa Soundary Site Allocations Existing Built - Up Area Boundary Recording to the Organia Survey reasons Mit See	Net (m)	Factorier of the state of the s	Ansty Ansty
	Plan housing allocation Provide suitable acce	ns. ss from Upton	t the general development properties of the development properties	
	southern boundary ac Maintain the rural cha The layout of the site their future retention a The design and layou to the rural countrysid The design and layou and avoid being too u Integrate developmen	jacent to the F racter of the F should take in and to prevent t of the site sh e. t of the site sh rban or suburt t with the site	PROW and in the south-west PROW on the southern bound to account the location of the overshadowing into private gould reflect a transition from ould reflect the rural charact	of the site. dary of the site. trees and allow for gardens. the built environment er of the settlement
BOLNEY			- AMARIAN SAN SAN SAN SAN SAN SAN SAN SAN SAN S	



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1120	Land at Foxhole Farm,	200	SHELAA:	1120	Settlement:	Bolney
	Bolney		Gross Site Area (ha):	18.4	Number of Dwellings:	200
			Infrastructure		On-site: • 30% affordable ho	using
					Country Park	using
					 Community Allotm 	
					 Community Facility Land education pre 	
						MCC (41 OF PC 95 C)
					 Financial contributions tov Playspace 	vards the provision or:
					Sport facilities	
					Community buildinEducation	gs
					Sustainable Trans	port
					HealthcareEmergency Service	es
					Provision of: Sustainable transp	ort measures
					 Highway works 	
			Proposed Buit - Up Area Boundary		70	The state of the s
			Existing Bult -Up Area Boundary Site Allocations Secretions for Octorof Survey repairs Md Survey Di	100 PM 100 PM 1002		- Company
			Policy Requirements			
			 Refer to Policy DP District Plan housing 		out the general developme	nt principles for all
			 Provide suitable ve 		trian and cycle access from	Cowfold Road
					cycle access to The Stree	t from north of the site
			between Westmea - Retain mature tree		uland. along site boundaries.	
			 Informed by a Heri 	tage Impact As	sessment, provide an appr	
			Well Cottage', and	Bolney Conse	of nearby Grade II listed bu rvation Areas (North and S	
			 Provide country pa 	rk and commu	nity allotments.	
			Provide a communProvide community		community retail)	
			- Explore opportuniti	es on-site to e	nhance education provision	n in the village that
	BALCOMPE		meets an identified	local fieed		
1120	BALCOMBE Land east of Foxhole	200	The Sustainability Ap	oraisal cond	cludes that overall t	he site represents a
1120	Lane		sustainable option for date for the District P showstoppers, associ- likely significant effect appropriate mitigatio anticipated significan	r allocation. Ilan Review ated with to the on the Action. In terms the effects or	The transport mode does not indicate the his site. The HRA do shdown Forest SPA as of air quality, then the Stonepound Cr	elling undertaken to lat there will be any bes not identify any and SAC, subject to re are currently no
			adverse impacts on the In light of the above, option for allocation. 7 – 2039 Consultation I	it is consideration is the second in the sec	dered that the site re iis site is allocated in t	



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	BURGESS HILL							
573	Batchelors Farm	33	The Sustainability Appraisal concludes that, overall, the site represents a					
0,0	Keymer Road, Burgess		sustainable option for allocation. The transport modelling undertaken to					
	Hill		date for the District Plan Review does not indicate that there will be any					
			showstoppers, associated with this site. The HRA does not identify any					
			likely significant effect on the Ashdown Forest SPA and SAC, subject to					
			appropriate mitigation. In terms of air quality, there are currently no					
			anticipated significant effects on the Stonepound Crossroads AQMA, or					
			adverse impacts on the Ashdown Forest.					
			In light of the above, it is considered that the site represents a suitable option for allocation. Therefore this site is allocated in the District Plan 2021					
			- 2039 Consultation Draft (DPH5).					
			SHELAA: 573 Settlement: Burgess Hill Gross Site Area (ha): 1.5 Number of Dwellings: 33					
			Infrastructure On-site:					
			30% affordable housing					
			Financial contributions towards the provision of:					
			Play space					
			Sports facilities Community buildings					
			Library					
			Education Sustainable Transport					
			Sustainable Transport					
			Provision of:					
			Highway works Sustainable Transport measures					
			- Oddaniasio Hansport medadios					
			\$ - p=1 a=- C=					
			The state of the s					
			\\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\					
			Proposed Built - Up Area Boundary Ste Allocations					
			Existing Built -Up Area Boundary #spraducet from Coference Burvay mapping Ass. Spring Desire Council 190031794 2022					
			Policy Requirements - Refer to Policy DPH4 which sets out the general development principles for all District					
			Plan housing allocations.					
			- Prioritise cycle and pedestrian connections throughout the site with direct links to the					
			Batchelors Farm Nature Reserve to the west.					
			 Provide suitable access from Keymer Road. Retain, protect and enhance mature trees across the whole site and hedgerows along 					
			the boundaries and ensure development provides a positive edge to these features					
1070	land at 1800-	25	and the wider countryside.					
1030	Land at Hillbrow,	25	The Sustainability Appraisal concludes that, overall, the site represents a sustainable option for allocation. The transport modelling undertaken to					
	Janes Lane, Burgess Hill		sustainable option for allocation. The transport modelling undertaken to date for the District Plan Review does not indicate that there will be any					
	1 Iut		showstoppers, associated with this site. The HRA does not identify any					
			likely significant effect on the Ashdown Forest SPA and SAC, subject to					
			appropriate mitigation. In terms of air quality, there are currently no					
			anticipated significant effects on the Stonepound Crossroads AQMA, or					
			adverse impacts on the Ashdown Forest.					



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						represents a suitable
			option for allocation. 7 – 2039 Consultation I			the District Plan 2021
			SHELAA:		Settlement:	Burgess Hill
			Gross Site Area (ha): Infrastructure	1.2	Number of Units: On-site: • 30% affordable h	
					Financial contributions t Play space Sports facilities Community build Library Education Sustainable Trar Provision of: Highway works Sustainable Trar	owards the provision of:
			Frapesed Buit - Up Area Boundary Silve Allocations Existing Buit - Up Area Boundary Training to the Control Built - Up Area Boundary Tr	Married 160021794 2002		BURGESS CALCULATION
			District Plan Housi Prioritise cycle and Lane.	ng Allocations I pedestrian c	onnections throughout the	site and onto Janes
			Retain, protect and	d enhance ma ies and ensur	nes Lane which avoids los ture trees across the who e development provides a de.	ole site and hedgerows
1123	Burgess Hill Station	300	sustainable option for date for the District F showstoppers, associ- likely significant effect appropriate mitigation anticipated significant adverse impacts on the In light of the above	r allocation allocation Review atted with to the An. In term teffects one Ashdown it is consoner to the Ashdown it is consoner the allocation and the allocation and the allocation allocation allocation and the allocation	n. The transport mo or does not indicate this site. The HRA of ashdown Forest SPA as of air quality, the on the Stonepound of a Forest. idered that the site his site is allocated in	the site represents a delling undertaken to that there will be any does not identify any and SAC, subject to ere are currently no Crossroads AQMA, or represents a suitable the District Plan 2021



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SHELAA: 1123 Settlement: Burgess Hill Gross Site Area (ha): 3.5 Number of Units: | 300 Infrastructure On-site 30% affordable housing Financial contributions towards the provision of: Play space Sports facilities Community buildings Library Education Sustainable Transport Healthcare **Emergency services** Provision of: · Sustainable Transport measures **Policy Requirements** Refer to Policy DPH4 which sets out the general development principles for all District Plan Housing Allocations Masterplan a comprehensive redevelopment scheme which takes account of the principles of Neighbourhood Plan Policy TC5 The Station Quarter, delivering attractive and accessible mixed use development and transport mobility hub, creating a new gateway development to Burgess Hill. Optimise use of the site by delivering a high density, sustainable development which has a strong sense of place, focused on high quality open space and carefully landscaped public realm, providing an appropriate setting for the scale of development. Orientate development positively to address existing open space at Queens Crescent Park along with any proposed areas of open space. In consultation with the Local Planning Authority, address requirements for children's equipped playspace, either on-site, and/or by financial contribution to upgrade existing facilities at Queen's Crescent Playground. Create a mobility hub which prioritises sustainable and active travel links throughout the development establishing a permeable layout with safe links to the wider network, taking account of the Place & Connectivity Programme and LCWIP. Provide secure and conveniently located cycle parking facilities and ensure car parking well designed to ensure it does not dominate the streetscape. Support will be given for appropriately located and designed delivery lockers. Provide a detailed assessment of allotment need and ensure suitable re-provision of the allotment space and/or justification for any reduction in the provision to the satisfaction of the Local Planning Authority. Provide suitable design and necessary mitigation for noise associated with the use and operation of the railway and station. COPTHORNE 688 Land to west 350 The Sustainability Appraisal concludes that, overall, the site represents a Turners Hill Road, sustainable option for allocation. The transport modelling undertaken to Crawley Down date for the District Plan Review does not indicate that there will be any showstoppers, associated with this site. The HRA does not identify any



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appropriate mitigation. In term anticipated significant effects of adverse impacts on the Ashdow In light of the above, it is con-	sidered that the site represents a suitable this site is allocated in the District Plan 2021
Plan Housing Allocations Provide suitable vehicular, pedestriction The site is located in a largely rural will be necessary as part of master Retention and enhancement Avoid development in most of development in most of development in most of the impact of development of areas of architecture. Assessment of areas of architecture running through the left of the provision of parkland in southern proof of the section of site.	t of perimeter screening sensitive areas, including central ridge evelopment on the affected areas of ancient



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Infrastructure On-site: 30% affordable h Financial contributions to Play space Sports facilities Community build Library	housing towards the provision of:
30% affordable h Financial contributions to Play space Sports facilities Community build Library Ashdown Forest measures Education	towards the provision of:
	dings
Proposed Built - Up Area Boundary Site Allocations See Stock Built - Up Area Boundary Step Allocations Tegratical from Chameta Burry mapping Milt Buses Dehal Careal 1982(17) 2023	2.3km kpt.
Policy Requirements	
 Refer to Policy DPH4 which sets out the general development Plan Housing Allocations Provide suitable vehicular, pedestrian and cycle access from Mitigation measures will be required to protect the setting and that fall within and adjacent to sensitive landscape areas Ancient woodland is located along the western and south east appropriate buffers will be required Provide appropriate mitigation to address the potential impact building 'Westlands'. The mitigation strategy should be informed Assessment. 	Turners Hill Road d form of parts of the site stern edges of the site,
EAST GRINSTEAD 444 Warrenside, College 14 Site is within or adjacent to the Built-Up Area Boun	ndary; it is therefore
Lane, East Grinstead considered that a policy compliant development is proceed for the site to be allocated.	



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676	Land south of 61 Crawley Down Road, Felbridge	20		olicy compl	iant development is	ndary; it is therefore possible without the
763	Carpet Right, 220 - 228 London Road, East Grinstead	24	Site is within or adjacent to the Built-Up Area Boundary; it is therefore considered that a policy compliant development is possible without the need for the site to be allocated.			
961	1-5 Queens Walk and 22-26 London Road, East Grinstead	100		olicy compl	iant development is	ndary; it is therefore possible without the
198	Land off West Hoathly Road, East Grinstead	45	sustainable option for date for the District showstoppers, associal likely significant effet appropriate mitigation anticipated significant adverse impacts on considered that the Therefore this site is a Draft (DPH8).	or allocation Plan Review iated with ct on the on. In term at effects country the Ashdersite reprallocated in	n. The transport mode v does not indicate to this site The HRA do Ashdown Forest SPA as of air quality, the on the Stonepound Cown Forest. In light esents a suitable of the District Plan 2021	the site represents a delling undertaken to hat there will be any oes not identify any and SAC, subject to ere are currently no crossroads AQMA, or of the above, it is otion for allocation. – 2039 Consultation
			SHELAA:	198	Settlement:	East Grinstead
			Gross Site Area (ha): Infrastructure	1.8	Number of Dwellings: On-site:	wards the provision of: PA and SAC mitigation ngs
			Frisposed Built - Up Area Boundary Size Allocations Coisting Built - Up Area Boundary respectated from Cyldradia Barage receiving Mat Spice	David Capinal 1992/1784 2025		index Secretary Courses



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			Policy Requirements
			 Refer to Policy DPH4 which sets out the general development principles for all District Plan housing allocations. Provide suitable access from West Hoathly Road. Provide a footpath link to East Grinstead along West Hoathly Road. Take a landscape-led approach to development. Undertake a LVIA to inform an appropriate layout, design and landscaping to conserve and enhance the High Weald AONB. Take into account the objectives of the High Weald AONB Management Plan, the High Weald Housing Design Guide and the Colour Study. Take account of the surrounding settlement pattern and character in the design and layout of the site in order to conserve and enhance the High Weald AONB. Provide an appropriate buffer for the ancient woodland to the east of the site in line with Policy DPN4. Retain and enhance mature trees/ hedgerows on site boundaries. Provide parkland as part of the development and a link to Sunnyside Recreation Ground.
998	Old Court House, Blackwell Hollow, East Grinstead	12	Site is within or adjacent to the Built-Up Area Boundary; it is therefore considered that a policy compliant development is possible without the need for the site to be allocated.
1027	Land to north of Day Nursery Coombe Hill Road, East Grinstead	9	Site is within or adjacent to the Built-Up Area Boundary; it is therefore considered that a policy compliant development is possible without the need for the site to be allocated.
	HASSOCKS		
375	National Tyre Centre, 60 Keymer Road, Hassocks	8	Site is within or adjacent to the Built-Up Area Boundary; it is therefore considered that a policy compliant development is possible without the need for the site to be allocated.
210	Land rear of 2 Hurst Road (Land opposite Stanford Avenue) Hassocks	25	The Sustainability Appraisal concludes that, overall, the site represents a sustainable option for allocation. The transport modelling undertaken to date for the District Plan Review does not indicate that there will be any showstoppers, associated with this site. The HRA does not identify any likely significant effect on the Ashdown Forest SPA and SAC, subject to appropriate mitigation. In terms of air quality, there are currently no anticipated significant effects on the Stonepound Crossroads AQMA, or adverse impacts on the Ashdown Forest. In light of the above, it is considered that the site represents a suitable option for allocation. Therefore this site is allocated in the District Plan 2021 – 2039 Consultation Draft (DPH15).



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			SHELAA:	210	Settlement:	Hassocks
			Gross Site Area (ha):	0.9	Number of Units:	25
			Infrastructure		On-site: • 30% affordable h	ousing
					Financial contributions to Playspace Sport facilities Community build Library Education Sustainable Tran	ings
					- Flighway works	
			Sta Allocations Existing Bull - Up Area Boundary Proposed Bull - Up Area Boundary Revolution to no Opinions Suring mounts 188 Supiles Cont		FI ST	The state of the s
			District Plan Housin Provide suitable ve including necessary along London Road turn into the site. Retain and enhanc screening to A273. Mitigate potential in along northern bou	ng Allocations hicular, pedes y off-site highward are not impe e mature trees inpacts from dendary.	out the general developm strian and cycle access fro ways improvements to ensided. This will include the st hedgerows along site be evelopment on TPOs in so taking into account any se	m London Road, sure traffic movements provision of a right hand boundaries, including
	HAYWARDS HEATH					
327	Car parks at Hazelgrove Road, Haywards Road and to the rear of the Orchards, Haywards Heath	56	Site is within or adjace considered that a pole need for the site to be	icy complia		
440	Land at 22 Gower Road, Haywards Heath	5	Not actively being prothat site is available for			
512	Land corner of Butlers Green Road/Isaacs Lane, Haywards Heath	18	Not actively being pro that site is available fo	moted for r developm	residential redevelo ent in the Plan Peric	pment. No indication od.
1043	Land to west of Kilnwood Apartments Rocky Lane, Haywards Heath	9	Site is within or adjac considered that a pol need for the site to be	icy complia		



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1122	Sussex House and	100	Site is within or adjacent to the Built-Up Area Boundary; it is therefore
	Commercial House		considered that a policy compliant development is possible without the
	and 54 to 56		need for the site to be allocated.
508	Perrymount Road Land at Junction of Hurstwood Lane and Colwell Lane, Haywards Heath	30	The Sustainability Appraisal concludes that, overall, the site represents a sustainable option for allocation. The transport modelling undertaken to date for the District Plan Review does not indicate that there will be any showstoppers, associated with this site. The HRA does not identify any likely significant effect on the Ashdown Forest SPA and SAC, subject to appropriate mitigation. In terms of air quality, there are currently no anticipated significant effects on the Stonepound Crossroads AQMA, or adverse impacts on the Ashdown Forest. In light of the above, it is considered that the site represents a suitable option for allocation. Therefore this site is allocated in the District Plan 2021 – 2039 Consultation Draft (DPH10). SHELAA: 508 Gross Site Area (ha): 1 Infrastructure On-site: 30% affordable housing Financial contributions towards the provision of: Play space Sports facilities Community buildings Library Education
			Sustainable Transport Provision of: Sustainable transport measures Green infrastructure to neighbouring allocated site
			Proposed Built - Up Area Boundary Estating Built - Up Area Boundary Site Allocations Policy Requirements - Refer to Policy DPH4 which sets out the general development principles for all District Plan Housing Allocations
			 Integrate development with the site to the north (DPH9) and the wider Hurst Farm development (the Haywards Heath Neighbourhood Plan allocation) such as through the design of the site layout and by providing pedestrian and cycling connections between the developments, green infrastructure and ecological corridors. Provide access to integrate with the wider Hurst Farm development (the Haywards Heath Neighbourhood Plan allocation). Respect and retain the rural character of Hurstwood Lane. Retain the trees and ground levels along Hurstwood Lane which forms the western boundary of the site. Retain the trees on the site boundaries to provide a landscape buffer to the wider countryside. Measures will be necessary to mitigate the impact of development on the landscape character of the surrounding area.

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Forward T	hinking Pla	anning

556	Land east of Borde Hill Lane, Haywards Heath	60	The Sustainability Appraisal concludes that, overall, the site represents a sustainable option for allocation. The transport modelling undertaken to date for the District Plan Review does not indicate that there will be any showstoppers, associated with this site. The HRA does not identify any likely significant effect on the Ashdown Forest SPA and SAC, subject to appropriate mitigation. In terms of air quality, there are currently no anticipated significant effects on the Stonepound Crossroads AQMA, or adverse impacts on the Ashdown Forest. In light of the above, it is considered that the site represents a suitable option for allocation. Therefore this site is allocated in the District Plan 2021 – 2039 Consultation Draft (DPH11).
			SHELAA: 556 Settlement: Haywards Heath Gross Site Area (ha): 10.5 Number of Units: 60
			On-site: • 30% affordable housing
			Playspace Financial contributions towards the provision of: Sports facilities Community buildings Library Education Sustainable Travel and/or Highways Improvements Healthcare Emergency Services Provision of: Highway works Sustainable transport measures
			Proposed but - Up Are a Boundary Site Alocations Site Alocations Prolicy Requirements
			Refer to Policy DPH4 which sets out the general development principles for all District Plan Housing Allocations
			 Provide suitable vehicular, pedestrian and cycle access from Borde Hill Lane via fourth arm from roundabout, south west of site. Roundabout to be enlarged and positioned to allow safe movement of road users and provision of new dropped kerbs and tactile paving on southern approach, in agreement with the Highways Authority. Contain development to central and eastern parts of site to reduce potential impacts on setting on High Weald AONB (to be informed by an LVIA). An Archaeological Impact Assessment and mitigation will be required Provide appropriate mitigation to address the potential impact on nearby Grade II listed building 'South Lodge'. The mitigation strategy should be informed by a Heritage Impact Assessment.
858	Land at Hurstwood Lane, Haywards Heath	45	The Sustainability Appraisal concludes that, overall, the site represents a sustainable option for allocation. The transport modelling undertaken to



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				showstoppers, associated with the likely significant effect on the Ampropriate mitigation. In term anticipated significant effects on adverse impacts on the Ashdown In light of the above, it is consistent to the shows it is consistent to the shows and the shows it is consistent to the shows it is consiste	idered that the site represents a suitable nis site is allocated in the District Plan 2021
				SHELAA: 858 Gross Site Area (ha): 1.8	Settlement: Haywards Heath Number of Units: 45
				Infrastructure	On-site: • 30% affordable housing
					Financial contributions towards the provision of: Play space Sports facilities Community buildings Library Education Sustainable Transport Provision of: Sustainable transport measures Green infrastructure to neighbouring allocated site
				Proposed Buit - Up Area Boundary Site Allocations Excelling Built - Up Area Boundary Reverigues, National States of County Annual States and Count	
				Plan Housing Allocations Integrate development with the site to development (the Haywards Heath Nother design of the site layout and by postween the developments, green in Provide access to integrate with the Heath Neighbourhood Plan allocation Respect and retain the rural character. Retain the trees and ground levels a boundary of the site) and in the west Measures will be necessary to mitigate character of the surrounding area, in boundary Provide appropriate landscaping and	er of Hurstwood Lane. long Hurstwood Lane (which forms the western
1121	Orchards Centre	Shopping	100	sustainable option for allocation date for the District Plan Review showstoppers, associated with t likely significant effect on the A	cludes that, overall, the site represents a in The transport modelling undertaken to a does not indicate that there will be any this site. The HRA does not identify any ashdown Forest SPA and SAC, subject to sof air quality, there are currently no

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			adverse impacts on the Ashdow In light of the above, it is cons	sidered that the site represents a suitable this site is allocated in the District Plan 2021
			Gross Site Area (ha): 1.9	Number of Units: 100 On-site:
				30% affordable housing Financial contributions towards the provision of: Play space Sports facilities Community buildings Library Education Sustainable Travel Healthcare Emergency services Provision of: Sustainable Transport measures Car parking
			Size Allocations Disting Date Up Area Boundary Reproduces Novik Insigning MM States Doesd Signing 1980(51184-2022)	
			Plan Housing Allocations Deliver a mixed use development in complimentary town centre uses to learner. Pedestrian routes through the site si Maximise active frontages in the des Enhance car parking within the town decked car parking, optimising the si	centre through the provision of multi-storey and/or ite's topography and taking into account the design
			which protects the setting of nearby	ssment, provide an appropriate layout and design Grade II* listed building 'St Wilfrids Church'. ds Heath Town Centre Masterplan SPD and
	HURSTPIERPOINT			
164	Land to the rear of 78 Wickham Hill, Hurstpierpoint	18	The availability of The site is therefore excluded from	this site is uncertain. om further assessment.
173	Land north of 149 College Lane, Hurstpierpoint	17	The availability of The site is therefore excluded from	this site is uncertain. om further assessment.



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283	Land at Hurst Wickham, Hurstpierpoint	24	The availability of The site is therefore excluded	this site from further assessm	is uncertain. ent.
13	Land west of Kemps, Hurstpierpoint	90	The Sustainability Appraisal of sustainable option for allocatidate for the District Plan Revision Showstoppers, associated with likely significant effect on the appropriate mitigation. In teranticipated significant effects adverse impacts on the Ashdo In light of the above, it is cooption for allocation. Therefore – 2039 Consultation Draft (DP)	on. The transport mew does not indicate the this site. The HRA Ashdown Forest SF rms of air quality, ton the Stonepound wn Forest. Insidered that the site this site is allocated	codelling undertaken to that there will be any does not identify any PA and SAC, subject to there are currently no I Crossroads AQMA, or e represents a suitable
			SHELAA: 13	Settlement:	Hurstpierpoint
			Gross Site Area (ha): 5.8 Infrastructure	Number of Dwellings: On-site:	90
				30% affordable hore Financial contributions to Playspace Sport facilities Community buildir Library Education Sustainable Trans Healthcare Emergency Service Provision of: Wastewater treatmetwork upgrades Sustainable trans Highway works	many sewerage
			Proposed But - Up Ave a Boundary Existing Buth - Up Ave a Boundary Six Abcadons - Accumulat park Charach Survey readons Mrt Busses - Accumulation and Charaches -		



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			Policy Requirements Refer to Policy DPH4 which sets out the general development principles for all District Plan housing allocations. Provide suitable access from Orchard Way. Take a landscape-led approach to development. Retain and enhance mature trees/ hedgerows on site boundaries and within the site. Protect and enhance the streams on the western boundaries and crossing the site. Provide appropriate landscaping and an appropriate transition between the built development and the wider countryside to the west of the site, including ecological corridors.		
			 Provide open green space, locally equipped playspace, SuDS. Retain and enhance the existing PROW crossing the site. Create new pedestrian and cycle links to connect to the existing PROW network. Provide appropriate mitigation to address the potential impact on the neighbouring Grade II listed building 'Langton Grange' and the Langton Lane Conservation Area. The mitigation strategy should be informed by a Heritage Impact Assessment. 		
	LINDFIELD				
498	Land north east of Lindfield	300	The availability of this site is uncertain. The site is therefore excluded from further assessment.		
	SAYERS COMMON				
601	Land at Coombe Farm, London Road, Sayers Common	210	The Sustainability Appraisal concludes that, overall, the site represents a sustainable option for allocation. The transport modelling undertaken to date for the District Plan Review does not indicate that there will be any showstoppers, associated with this site. The HRA does not identify any likely significant effect on the Ashdown Forest SPA and SAC, subject to appropriate mitigation. In terms of air quality, there are currently no anticipated significant effects on the Stonepound Crossroads AQMA, or adverse impacts on the Ashdown Forest. In light of the above, it is considered that the site represents a suitable option for allocation. Therefore this site is allocated in the District Plan 2021 – 2039 Consultation Draft (DPH20).		



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	SHELAA:	601	Settlement:	Sayers Common
	Gross Site Area (ha):	14.2	Number of Dwellings:	210
	Infrastructure		On-site: • 30% affordable ho	using
			Financial contributions tov Playspace Sport facilities Community buildin Library Education Sustainable Trans Healthcare Emergency Service Provision of: Wastewater treatmetwork upgrades Sustainable transp Highway works	port es nent and sewerage
	Plan housing allocatio Informed by a Heritag which protects the set 'Coombe Barn'. Prioritise pedestrian a allocation DPSC2 and Upgrade and integrate Comprehensively mas space to create a foca B2118. Provide necessary bu and adjacent to the sil woodland, provision o package. Retain, protect and er boundaries and ensur any areas of woodland Avoid developing area of SuDS.	e Impact Assetting of nearby and cycle acced bus stops on the existing formal development of a woodland inhance mature the development of a so of existing formal development of the sound in the sound	t the general development personal provides an approper of the site linking the B2118 to the west. PROW which crosses the site property of the site including development and provides an and mitigation to areas of peasures to minimise public management plan and wood the trees across the site and he trovides a positive edge to allood risk and mitigate impact with the adjacent A23 to the with	riate layout and design combe Farmhouse' and g to Significant site te. a main area of open uitable access onto the Ancient Woodland on access to the dland enhancement redgerows along site or these features and cts through integration
830 Land to the west of Kings Business Centre,	The Sustainability Apsustainable option fo			the site represents a
Reeds Lane, Sayers Common	date for the District I showstoppers, associ likely significant effer appropriate mitigation	Plan Revieviated with ct on the Annual Plant on the Annual Plant error on terminal effects on the Plant effects of the Plant effects on the Plant effects of	v does not indicate the this site. The HRA described as the Ashdown Forest SPA are of air quality, the on the Stonepound C	hat there will be any oes not identify any and SAC, subject to



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		In light of the above, it is considered that the site represents a suitable option for allocation. Therefore this site is allocated in the District Plan 2021 – 2039 Consultation Draft (DPH21).			
		SHELAA: 830 Gross Site Area (ha): 3.3	Settlement: Sayers Common Number of Dwellings:		
		Infrastructure	On-site: • 30% affordable housing		
			Financial contributions towards the provision of: Playspace Sport facilities Community buildings Library Education Sustainable Transport Healthcare Emergency Services Provision of: Wastewater treatment and sewerage network upgrades Highway improvements Sustainable transport measures		
		Frogosed Built - Up Area Brundary Claiming Built - Up Area Brundary Site Allocations Represent two Ordering Smith Preserving 14th Susan Ostons System 100021794 2000			
		Plan housing allocations. - Comprehensively masterplan devallocation SA30 (Land to the North providing a main area of open spap provide suitable access onto Ree - Prioritise pedestrian and cycle accreate links to Significant site allo extension to the footway on Reed - Upgrade and integrate the existing Retain, protect and enhance matter north boundaries along with the hand the east and ensure development site boundaries. - Avoid developing areas of existing of SuDS.	cess throughout the combined development and cation DPSC2 to the south and provide appropriate is Lane.		
1003	Land to South of LVS Hassocks, London Road, Sayers Common	sustainable option for allocatidate for the District Plan Revies showstoppers, associated with likely significant effect on the appropriate mitigation. In teranticipated significant effects adverse impacts on the Ash	oncludes that, overall, the site represents a con. The transport modelling undertaken to sew does not indicate that there will be any in this site. The HRA does not identify any Ashdown Forest SPA and SAC, subject to ms of air quality, there are currently no on the Stonepound Crossroads AQMA, or down Forest. In light of the above, it is presents a suitable option for allocation.		



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		Therefore this site is allocated in	the District Plan 2021 – 2039 Consultation
		SHELAA: 1003 Gross Site Area (ha): 6.4 Infrastructure	Settlement: Sayers Common
1026 Land at Chesapeke and Meadow View, Reeds Lane, Sayers Common	33	Policy Requirements Refer to Policy DPH4 which sets our Plan housing allocations. Prioritise pedestrian and cycle acce and upgrade the existing PROW when Provide any necessary upgrades to Retain, protect and enhance mature development provides a positive ed Avoid developing areas of existing for and mitigate impacts through integral Undertake an archaeological assessarising from the results. The Sustainability Appraisal consustainable option for allocation date for the District Plan Review showstoppers, associated with appropriate mitigation. In termanticipated significant effects or adverse impacts on the Ashdown In light of the above, it is consultational integral to the Ashdown In light of the above, it is consultational integral to the Ashdown In light of the above, it is consultational integral to the Ashdown In light of the above, it is consultational integral to the Ashdown In light of the above, it is consultational integral to the Ashdown In light of the above, it is consultational integral to the Ashdown In light of the above, it is consultational integral to the Ashdown In light of the above, it is consultational integral to the Ashdown In light of the above, it is consultational integral to the Ashdown In light of the above, it is consultational integral to the Ashdown In light of the above, it is consultational integral to the Ashdown In light of the above, it is consultational integral to the Ashdown In light of the above, it is consultational integral to the Ashdown In light of the Ashdown In light	the existing access onto B2118. In trees and hedgerows across the site and ensure ge to these features and the wider countryside. It is is to these features and the wider countryside. It is of SuDS. In the site represents a suitable to wide any appropriate mitigation In the transport modelling undertaken to wides not indicate that there will be any this site. The HRA does not identify any ashdown Forest SPA and SAC, subject to as of air quality, there are currently no an the Stonepound Crossroads AQMA, or in Forest. In the site represents a suitable this site is allocated in the District Plan 2021



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			SHELAA:	1026	Settlement:	Sayers Common
				1.5	Number of Dwellings:	33
			Infrastructure		On-site: • 30% affordable ho Financial contributions to • Playspace • Sport facilities • Community buildir • Library • Education • Sustainable Trans Provision of: • Sustainable trans • Highway works	wards the provision of: ngs sport
			Proposed Buit - Up Area Boundary See Allocations States Built - Up Area Boundary Buildouted Berti Ordereck Burrey required Ath Boates Diet Policy Requirements	THE CHANGE TORIZ THE WIZZ		
			Plan housing allocations Prioritise pedestrian an DPSC2 and towards Riese Upgrade and integrate site. Provide suitable access Avoid developing areas of SuDS. Retain, protect and enh	nd cycle acce deeds Lane. the existing l s onto Reeds s of existing f	the general development as through the site into Si PROW which crosses the Lane either directly or via lood risk and mitigate imp g mature trees across the evelopment provides a possible site.	gnificant allocation southern portion of the a Meadow View. eacts through integration site and hedgerows
	SCAYNES HILL					
1020	Ham Lane Farm House, Ham Lane Scaynes Hill	30	sustainable option for date for the District PI showstoppers, associa- likely significant effect appropriate mitigation anticipated significant adverse impacts on the In light of the above,	r allocation rallocation Review atted with to the standard range of the standard rallocation representation of the standard range of the refore the residual range of the refore the residual rallocation rallocation range of the refore the residual range of the range of the residual range of the re	n. The transport moved to does not indicate this site. The HRA Ashdown Forest SP, as of air quality, then the Stonepound in Forest. Sidered that the site this site is allocated it.	I, the site represents a odelling undertaken to that there will be any does not identify any A and SAC, subject to here are currently no Crossroads AQMA, or e represents a suitable in the District Plan 2021



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Infrastructure On-site: 30% affordable housing Financial contributions towards the provision of: Playspace Sport facilities Community buildings Library Education Sustainable Transport Provision of: Sustainable Transport measures Highway works		SHELAA:	1020	Settlement:	Scaynes Hill
On-site: • 30% affordable housing Financial contributions towards the provision of: • Playspace • Sport facilities • Community buildings • Library • Education • Sustainable Transport Provision of: • Sustainable Transport measures • Highway works	Gross	Site Area (ha):	0.97		30
Strandery Visual	Infrastru	cture		On-site:	wards the provision of:
CARLES AND					