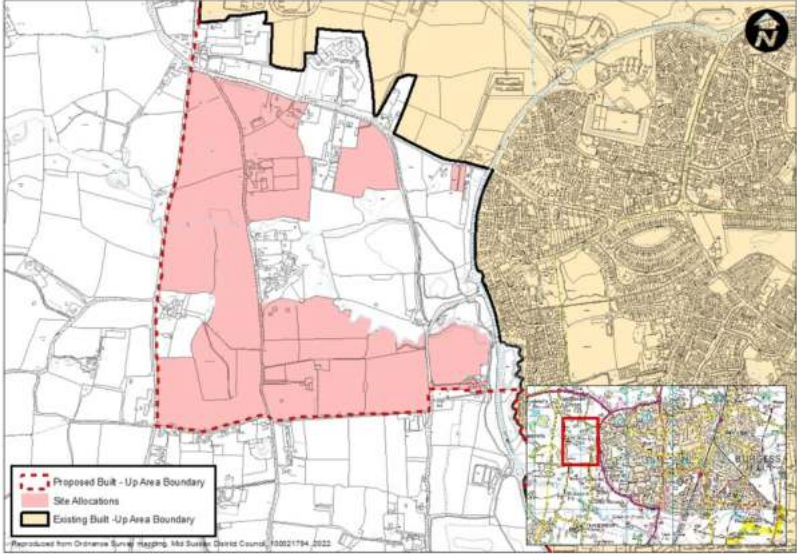


**Mid Sussex Draft (Regulation 18) Local Plan - Draft Allocations**

**Strategic Sites**

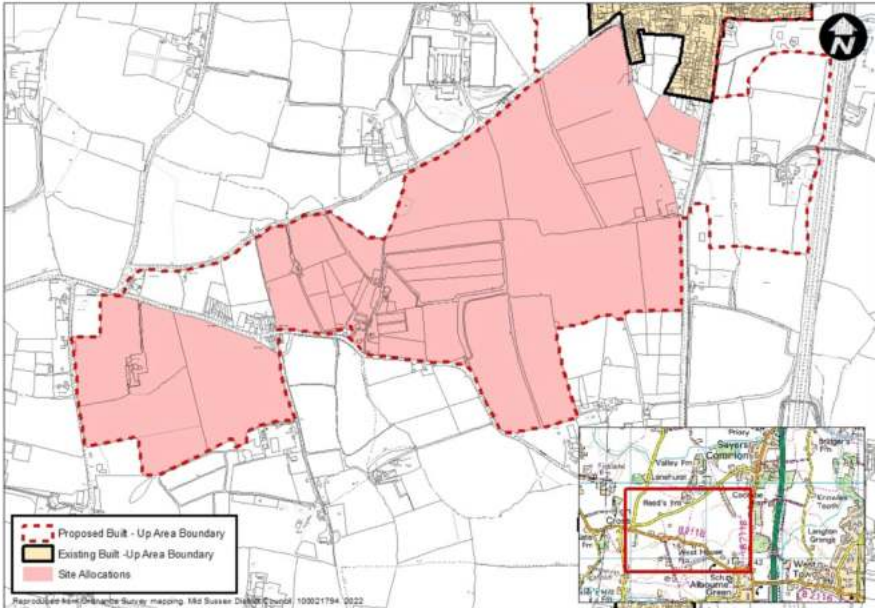
Settlement	Site	Number of homes within Plan Period (up to 2039)	Total Yield
Burgess Hill	Broad location to the West of Burgess Hill	1,400	1,400
Sayers Common	Land to the south of Reeds Lane, Sayers Common	1,850	2,000
Copthorne	Land at Crabbet Park, Copthorne	1,500	2,300

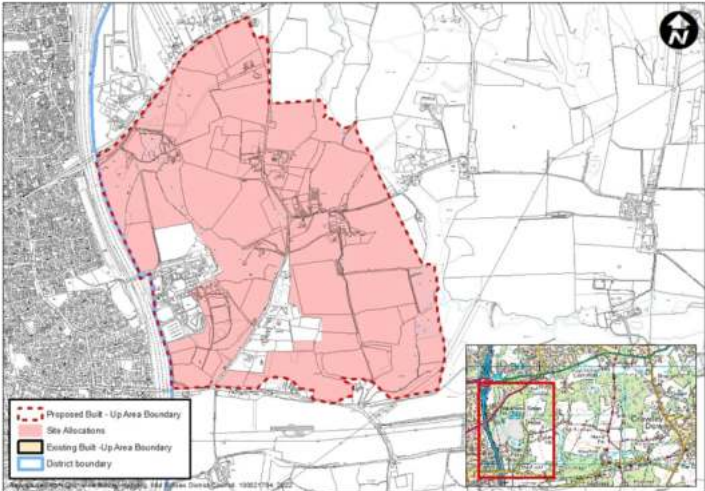
Ref	Site Name	No Dw	Details																																																						
740	Broad location west of Burgess Hill	1400	The Sustainability Appraisal concludes that, overall, the site represents a sustainable option for allocation. The transport modelling undertaken to date for the District Plan 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).																																																						
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			 <p><b>Policy Requirements</b></p> <p>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:</p> <ul style="list-style-type: none"> <li>- Approximately 1,400 new homes; including provision for extra care housing</li> <li>- A new primary school and play pitches</li> <li>- Open space, sports pitches and village green</li> <li>- Neighbourhood centre with community facilities, locate extra care housing provision and transport hub nearby</li> <li>- Sustainable travel connections to Burgess Hill and links to employment centred around the A2300</li> <li>- Green travel corridors for cycle and pedestrian access throughout with links to the 'Green Circle'</li> <li>- Central bus route</li> <li>- Protection of setting of Grade II Listing Building at North End Farm to the west of the site.</li> <li>- Retention and enhancement of historic routeways of High Hatch Lane and Pangdean Lane</li> <li>- Avoid developing areas of existing flood risk and mitigate impacts through integration of multi-functional SUDS drainage network</li> <li>- Provision of type 4 terminal foul pumping station</li> </ul> <p><u>This is in addition to the General Principles for Site Allocations set out in policy DPH4.</u></p>
799	Land south of Reeds Lane, Albourne	1850	<p>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.</p> <p>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).</p>

<b>DPSC2: Land to the South of Reeds Lane, Sayers Common</b>					
<b>SHELAA Ref:</b>	799	<b>Settlement:</b>	Sayers Common	<b>Gross Site Area (ha):</b>	88.5
<b>Indicative Development Capacity</b>					
<b>Net Residential Dwellings</b>	2,000 (approximately 1,850 to 2039)				
<b>Employment</b>	5,000 – 9,000sqm E Class				
<b>Older Persons Accommodation</b>	Proportion TBC				
<b>Retail / Community</b>	2,000 – 4,000sqm				
<b>Gypsy and Traveller Provision</b>	6 permanent pitches				
<b>Infrastructure</b>	<p>On site:</p> <ul style="list-style-type: none"> <li>• Extra Care housing provision<sup>17</sup></li> <li>• All-through school with 2FE at Primary and 4FE at Secondary, with or without Sixth Form</li> <li>• Playspace</li> <li>• Self-service Library</li> <li>• Leisure</li> <li>• Sustainable transport measures and provision</li> <li>• Healthcare provision</li> <li>• Community facilities</li> </ul> <p>Financial contributions towards the provision of:</p> <ul style="list-style-type: none"> <li>• Sport facilities</li> <li>• Community buildings</li> <li>• Emergency services</li> <li>• Healthcare</li> </ul> <p>Provision of:</p> <ul style="list-style-type: none"> <li>• Sustainable Transport measures and provision</li> <li>• Highways improvements</li> </ul>				



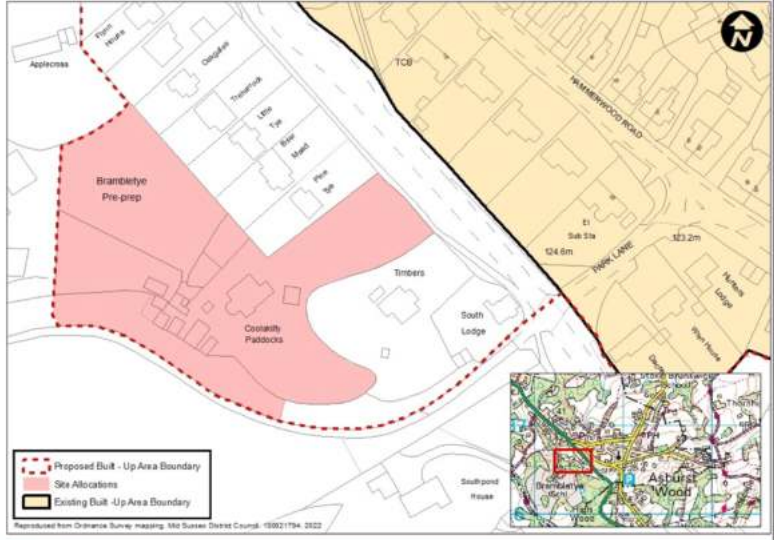
			 <p><b>Policy Requirements</b></p> <p>Land to the south of Reeds Lane, Sayers Common, as shown on the inset map, is allocated as an urban extension to Sayers Common. Development will be in accordance with a comprehensive masterplan to be agreed with the Council and provide:</p> <ul style="list-style-type: none"> <li>- Approximately 2,000 new homes, 1,850 of which are within the Plan Period; including provision of extra care housing</li> <li>- Neighbourhood centre with community facilities, locate extra care housing provision and transport hub nearby</li> <li>- A new primary school</li> <li>- Provision of land for employment uses</li> <li>- Provision of new waste water treatment works on site</li> <li>- Sustainable travel connections to Burgess Hill</li> </ul> <p>This is in addition to the General Principles for Site Allocations set out in policy DPH4.</p> <p>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.</p>
18	Crabbet Park Copthorne	2300	<p>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.</p> <p>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).</p>

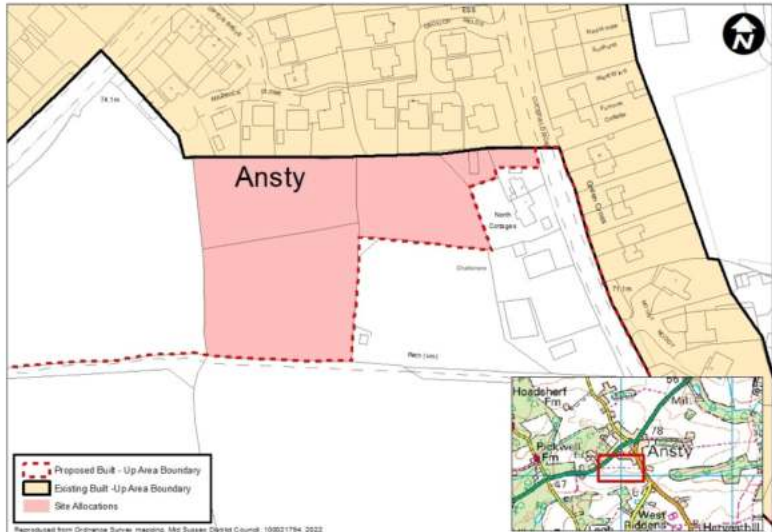
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		<p><sup>18</sup> Housing that is suitable for older persons and those with specialist accommodation or care needs</p> <ul style="list-style-type: none"> <li>• Sustainable Transport measures and provision</li> <li>• Highways works</li> </ul>  <p><b>Policy Requirements</b></p> <p>Land at Crabbet Park, as shown on the inset map, is allocated for a mixed-use development. Development will be in accordance with a comprehensive masterplan to be agreed with the Council and provide:</p> <ul style="list-style-type: none"> <li>- Approximately 2,300 new homes, 1,500 of which are within the Plan Period; including provision of extra care housing</li> <li>- Provision of employment land to support local jobs</li> <li>- Provision of a new primary school</li> <li>- Neighbourhood centre with community facilities, locate extra care housing provision and transport hub nearby</li> <li>- Improved linkages to cycling and walking network to improve sustainable transport routes to Three Bridges train station, Crawley Town Centre and areas of employment centre including links to the Worth Way.</li> <li>- Mitigation of impact of the development on the AONB which lies to the south of the site.</li> </ul> <p>This is in addition to the General Principles for Site Allocations set out in policy DPH4.</p>																																																						

Non Strategic Sites

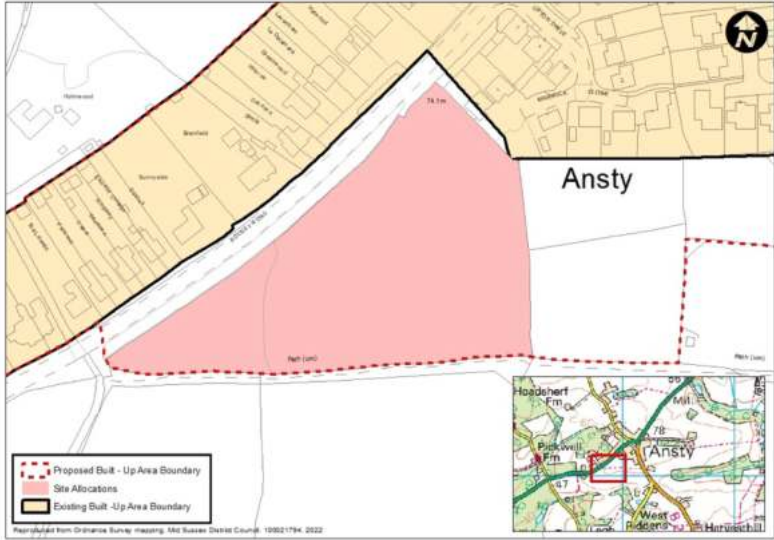
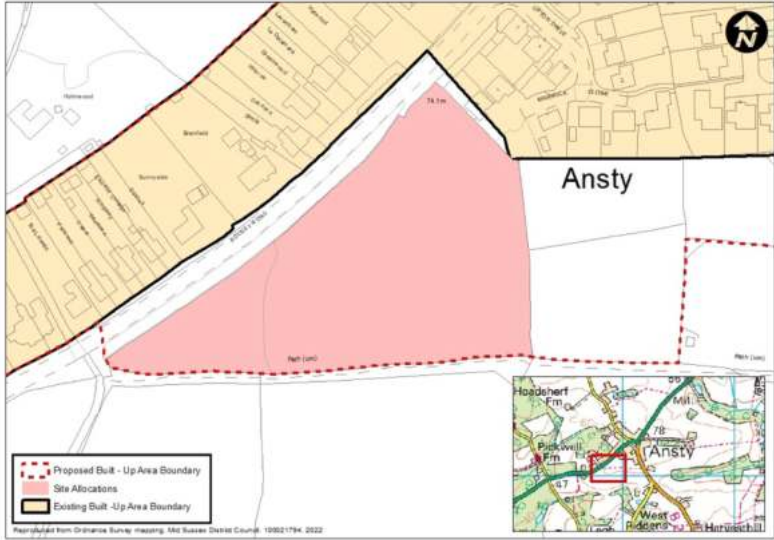
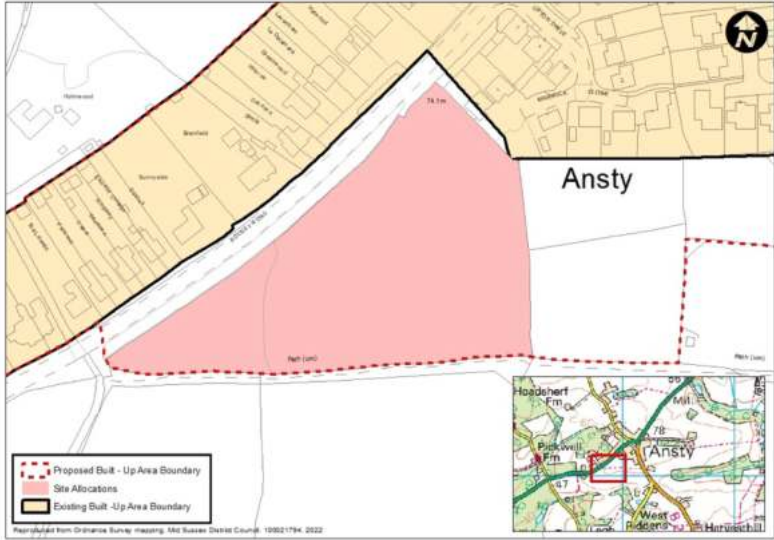
Policy Ref	Site	Settlement	Yield
DPH5	Batchelors Farm, Keymer Road, Burgess Hill	Burgess Hill	33
DPH6	Land at Hillbrow, Janes Lane, Burgess Hill		25
DPH7	Burgess Hill Station		300
DPH8	Land off West Hoathly Road, East Grinstead	East Grinstead	45
DPH9	Land at Hurstwood Lane, Haywards Heath	Haywards Heath	45
DPH10	Land at Junction of Hurstwood Lane and Colwell Lane, Haywards 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		37
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 Chesapeake 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
<b>TOTAL</b>			<b>2,007</b>

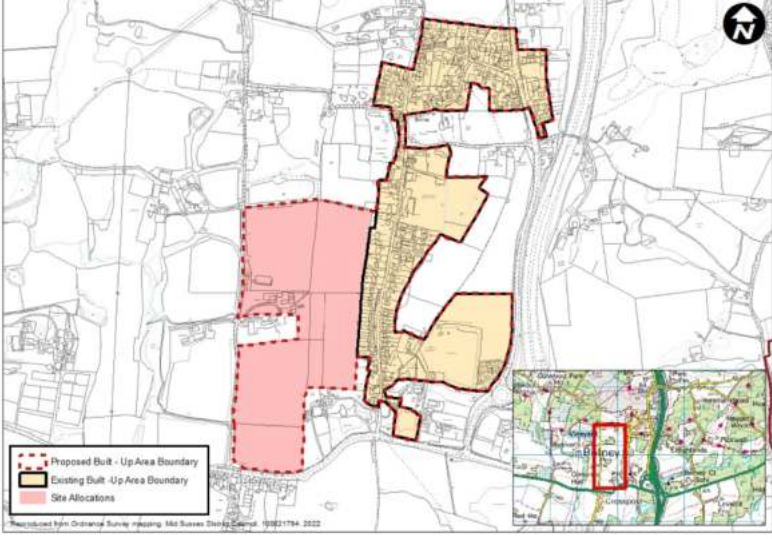


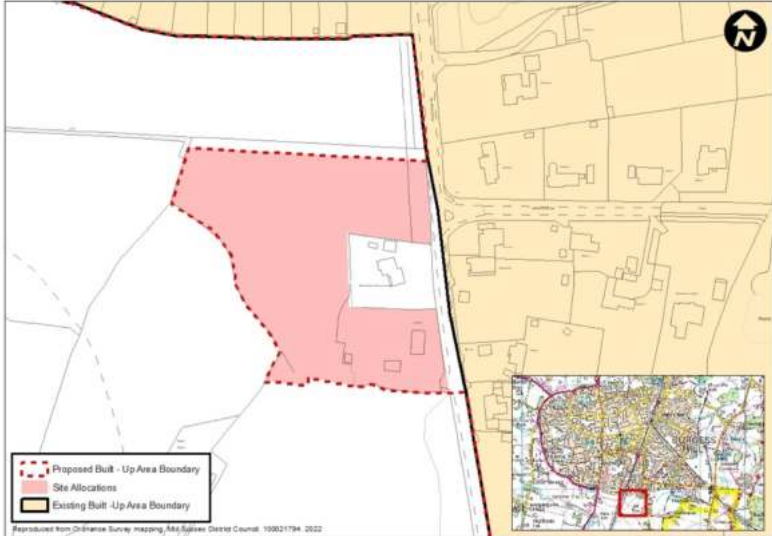
Ref	Site Name	No Dw	Details						
<b>ASHURST</b>									
984	The Paddocks, Lewes Road, Ashurst Wood	12	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;"><b>SHELAA:</b> 984</td> <td style="width: 50%;"><b>Settlement:</b> Ashurst Wood</td> </tr> <tr> <td><b>Gross Site Area (ha):</b> 0.84</td> <td><b>Number of Dwellings:</b> 8-12</td> </tr> <tr> <td style="background-color: #f8d7da;"><b>Infrastructure</b></td> <td> <b>On-site:</b> <ul style="list-style-type: none"> <li>30% affordable housing</li> </ul> <b>Financial contributions towards the provision of:</b> <ul style="list-style-type: none"> <li>Playspace</li> <li>Sport facilities</li> <li>Community buildings</li> <li>Library</li> <li>Education</li> <li>Ashdown Forest SPA and SAC mitigation measures</li> </ul> </td> </tr> </table>  <p><b>Policy Requirements</b></p> <ul style="list-style-type: none"> <li>- Refer to Policy DPH4 which sets out the general development principles for all District Plan housing allocations.</li> <li>- Provide suitable access from Lewes Road.</li> <li>- Take a landscape-led approach to development.</li> <li>- Undertake a LVIA to inform an appropriate layout, design and landscaping to conserve and enhance the High Weald AONB.</li> </ul> <ul style="list-style-type: none"> <li>- 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.</li> <li>- Avoid the appearance of a car-dominated layout in the design of the development in accordance with the Mid Sussex Design Guide SPD.</li> </ul>	<b>SHELAA:</b> 984	<b>Settlement:</b> Ashurst Wood	<b>Gross Site Area (ha):</b> 0.84	<b>Number of Dwellings:</b> 8-12	<b>Infrastructure</b>	<b>On-site:</b> <ul style="list-style-type: none"> <li>30% affordable housing</li> </ul> <b>Financial contributions towards the provision of:</b> <ul style="list-style-type: none"> <li>Playspace</li> <li>Sport facilities</li> <li>Community buildings</li> <li>Library</li> <li>Education</li> <li>Ashdown Forest SPA and SAC mitigation measures</li> </ul>
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631	Challenors Cuckfield Road Ansty	37	<p>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</p> <p>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).</p>						

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784	Land to the west of Marwick Close, Bolney Road Ansty	45	<p>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.</p> <p>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 (DPH25).</p>									

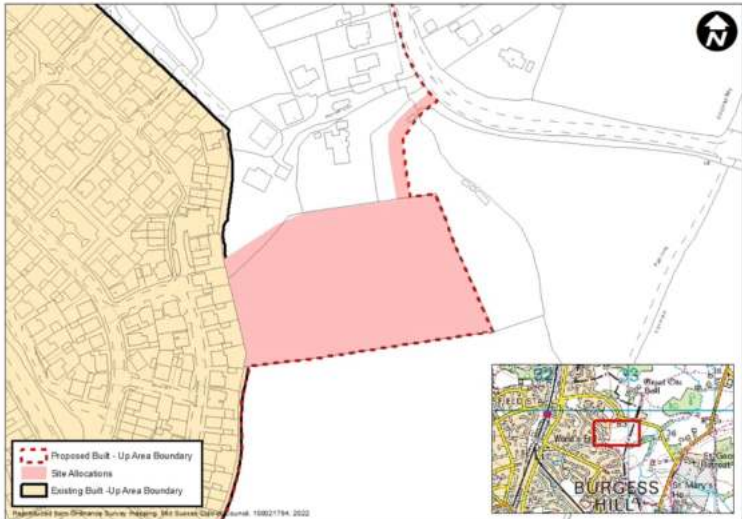



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1120	Land at Foxhole Farm, Bolney	200	<table border="1"> <tr> <td><b>SHELAA:</b></td> <td>1120</td> <td><b>Settlement:</b></td> <td>Bolney</td> </tr> <tr> <td><b>Gross Site Area (ha):</b></td> <td>18.4</td> <td><b>Number of Dwellings:</b></td> <td>200</td> </tr> <tr> <td colspan="2"><b>Infrastructure</b></td> <td colspan="2"> <b>On-site:</b> <ul style="list-style-type: none"> <li>• 30% affordable housing</li> <li>• Country Park</li> <li>• Community Allotments</li> <li>• Community Facility</li> <li>• Land education provision</li> </ul> <b>Financial contributions towards the provision of:</b> <ul style="list-style-type: none"> <li>• Playspace</li> <li>• Sport facilities</li> <li>• Community buildings</li> <li>• Education</li> <li>• Sustainable Transport</li> <li>• Healthcare</li> <li>• Emergency Services</li> </ul> <b>Provision of:</b> <ul style="list-style-type: none"> <li>• Sustainable transport measures</li> <li>• Highway works</li> </ul> </td> </tr> </table>  <p><b>Policy Requirements</b></p> <ul style="list-style-type: none"> <li>- Refer to Policy DPH4 which sets out the general development principles for all District Plan housing allocations.</li> <li>- Provide suitable vehicular, pedestrian and cycle access from Cowfold Road (A272).</li> <li>- Provide additional pedestrian and cycle access to The Street from north of the site between Westmeadow and Downland.</li> <li>- Retain mature trees/ hedgerows along site boundaries.</li> <li>- Informed by a Heritage Impact Assessment, provide an appropriate layout and design which protects the setting of nearby Grade II listed building, 'Walnut and Well Cottage', and Bolney Conservation Areas (North and South).</li> <li>- Provide country park and community allotments.</li> <li>- Provide a community facility (e.g. community retail)</li> <li>- Provide community working hub</li> <li>- Explore opportunities on-site to enhance education provision in the village that meets an identified local need</li> </ul>	<b>SHELAA:</b>	1120	<b>Settlement:</b>	Bolney	<b>Gross Site Area (ha):</b>	18.4	<b>Number of Dwellings:</b>	200	<b>Infrastructure</b>		<b>On-site:</b> <ul style="list-style-type: none"> <li>• 30% affordable housing</li> <li>• Country Park</li> <li>• Community Allotments</li> <li>• Community Facility</li> <li>• Land education provision</li> </ul> <b>Financial contributions towards the provision of:</b> <ul style="list-style-type: none"> <li>• Playspace</li> <li>• Sport facilities</li> <li>• Community buildings</li> <li>• Education</li> <li>• Sustainable Transport</li> <li>• Healthcare</li> <li>• Emergency Services</li> </ul> <b>Provision of:</b> <ul style="list-style-type: none"> <li>• Sustainable transport measures</li> <li>• Highway works</li> </ul>	
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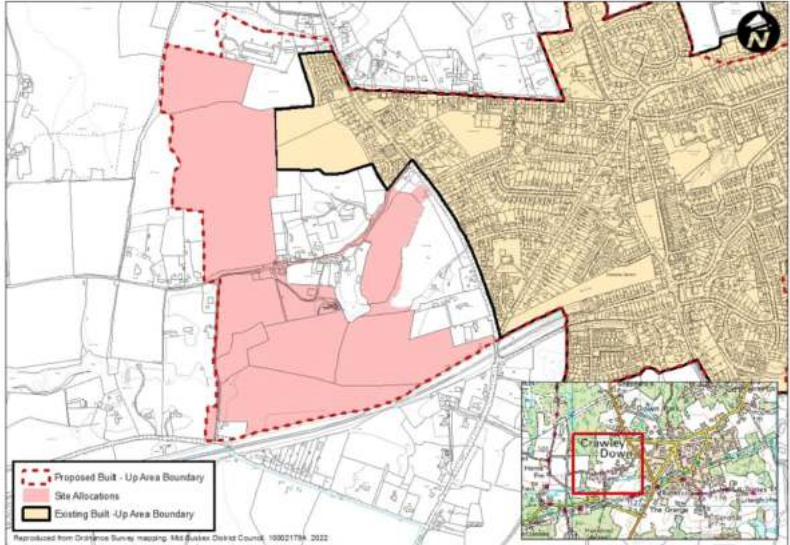
573	<p><b>BURGESS HILL</b></p> <p>Batchelors Farm Keymer Road, Burgess Hill</p>	33	<p>The Sustainability Appraisal concludes that, overall, the site represents a sustainable option for allocation. The transport modelling undertaken to date for the District Plan Review does not indicate that there will 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.</p> <p>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).</p>									
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1030	<p>Land at Hillbrow, Janes Lane, Burgess Hill</p>	25	<p>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.</p>									



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1123	Burgess Hill Station	300	<p>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.</p> <p>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 (DPH7).</p>								

			<table border="1"> <tr> <td><b>SHELAA:</b></td> <td>1123</td> <td><b>Settlement:</b></td> <td>Burgess Hill</td> </tr> <tr> <td><b>Gross Site Area (ha):</b></td> <td>3.5</td> <td><b>Number of Units:</b></td> <td>300</td> </tr> <tr> <td colspan="2"><b>Infrastructure</b></td> <td><b>On-site:</b></td> <td> <ul style="list-style-type: none"> <li>30% affordable housing</li> </ul> </td> </tr> <tr> <td colspan="2"></td> <td><b>Financial contributions towards the provision of:</b></td> <td> <ul style="list-style-type: none"> <li>Play space</li> <li>Sports facilities</li> <li>Community buildings</li> <li>Library</li> <li>Education</li> <li>Sustainable Transport</li> <li>Healthcare</li> <li>Emergency services</li> </ul> </td> </tr> <tr> <td colspan="2"></td> <td><b>Provision of:</b></td> <td> <ul style="list-style-type: none"> <li>Sustainable Transport measures</li> </ul> </td> </tr> </table>	<b>SHELAA:</b>	1123	<b>Settlement:</b>	Burgess Hill	<b>Gross Site Area (ha):</b>	3.5	<b>Number of Units:</b>	300	<b>Infrastructure</b>		<b>On-site:</b>	<ul style="list-style-type: none"> <li>30% affordable housing</li> </ul>			<b>Financial contributions towards the provision of:</b>	<ul style="list-style-type: none"> <li>Play space</li> <li>Sports facilities</li> <li>Community buildings</li> <li>Library</li> <li>Education</li> <li>Sustainable Transport</li> <li>Healthcare</li> <li>Emergency services</li> </ul>			<b>Provision of:</b>	<ul style="list-style-type: none"> <li>Sustainable Transport measures</li> </ul>
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			<p><b>Policy Requirements</b></p> <ul style="list-style-type: none"> <li>Refer to Policy DPH4 which sets out the general development principles for all District Plan Housing Allocations</li> <li>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.</li> <li>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.</li> <li>Orientate development positively to address existing open space at Queens Crescent Park along with any proposed areas of open space.</li> <li>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.</li> <li>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 &amp; Connectivity Programme and LCWIP.</li> <li>Provide secure and conveniently located cycle parking facilities and ensure car parking well designed to ensure it does not dominate the streetscape.</li> <li>Support will be given for appropriately located and designed delivery lockers.</li> <li>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.</li> <li>Provide suitable design and necessary mitigation for noise associated with the use and operation of the railway and station.</li> </ul>																				
688	<b>COPTHORNE</b> Land to west of Turners Hill Road, Crawley Down	350	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																				



		<p>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.</p> <p>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 (DPH13).</p>												
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		 <p><b>Policy Requirements</b></p> <ul style="list-style-type: none"> <li>- Refer to Policy DPH4 which sets out the general development principles for all District Plan Housing Allocations</li> <li>- Provide suitable vehicular, pedestrian and cycle access via Turners Hill Road</li> <li>- The site is located in a largely rural area and the following requirements and mitigation will be necessary as part of master planning:             <ul style="list-style-type: none"> <li>o Retention and enhancement of perimeter screening</li> <li>o Avoid development in most sensitive areas, including central ridge</li> <li>o Mitigation of the impact of development on the affected areas of ancient woodland and veteran trees, including buffers</li> <li>o Assessment of areas of archaeological interest – Crest of Sandstone Ridge and stream running through the High Weald that has a potential pre-historic bank</li> </ul> </li> <li>- Provision of parkland in southern part of site and along western boundary linking to north section of site</li> <li>- Enhanced pedestrian and cycle connections to Crawley Down, including the Worth Way</li> </ul>												

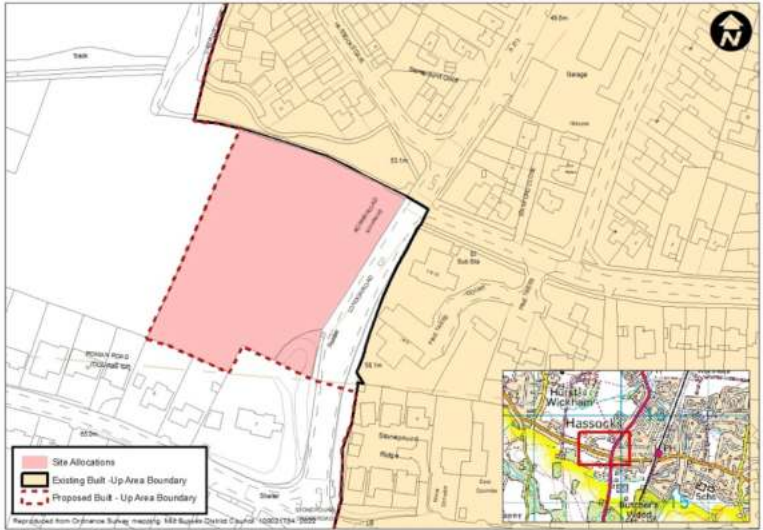


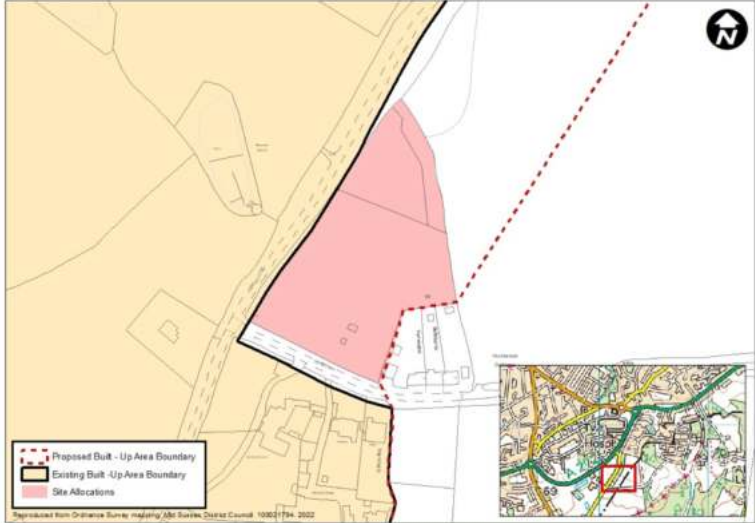
743	Hurst Farm, Turners Hill Road, Crawley Down	37	<p>The Sustainability Appraisal concludes that, overall, the site represents a sustainable option for allocation. The transport modelling undertaken to date for the District Plan Review does not indicate that there will be any showstoppers, associated 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 (DPH14).</p>								
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<b>EAST GRINSTEAD</b>											
444	Warrenside, College Lane, East Grinstead	14	<p>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.</p>								

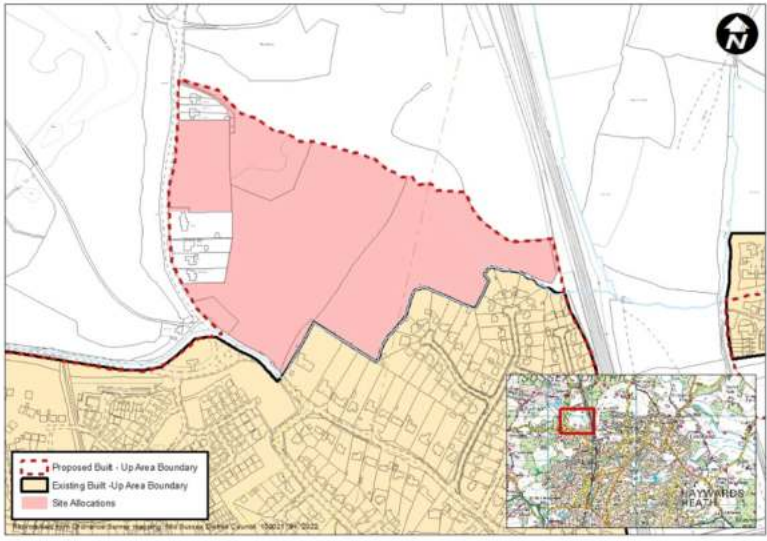
676	Land south of 61 Crawley Down Road, Felbridge	20	Site is within or adjacent to the Built-Up Area Boundary; it is therefore considered that a policy compliant development is possible without the need for the site to be allocated.												
763	Carpet Right, 220 - 228 London Road, East Grinstead	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	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.												
198	Land off West Hoathly Road, East Grinstead	45	<p>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 (DPH8).</p> <table border="1"> <tr> <td><b>SHELAA:</b></td> <td>198</td> <td><b>Settlement:</b></td> <td>East Grinstead</td> </tr> <tr> <td><b>Gross Site Area (ha):</b></td> <td>1.8</td> <td><b>Number of Dwellings:</b></td> <td>Up to 45</td> </tr> <tr> <td colspan="2"><b>Infrastructure</b></td> <td colspan="2"> <b>On-site:</b> <ul style="list-style-type: none"> <li>• 30% affordable housing</li> <li>• Open space</li> </ul> <b>Financial contributions towards the provision of:</b> <ul style="list-style-type: none"> <li>• Play space</li> <li>• Sports facilities</li> <li>• Ashdown Forest SPA and SAC mitigation measures</li> <li>• Community buildings</li> <li>• Library</li> <li>• Education</li> <li>• Sustainable Travel</li> </ul> <b>Provision of:</b> <ul style="list-style-type: none"> <li>• Sustainable Transport measures</li> <li>• Highway works</li> </ul> </td> </tr> </table>	<b>SHELAA:</b>	198	<b>Settlement:</b>	East Grinstead	<b>Gross Site Area (ha):</b>	1.8	<b>Number of Dwellings:</b>	Up to 45	<b>Infrastructure</b>		<b>On-site:</b> <ul style="list-style-type: none"> <li>• 30% affordable housing</li> <li>• Open space</li> </ul> <b>Financial contributions towards the provision of:</b> <ul style="list-style-type: none"> <li>• Play space</li> <li>• Sports facilities</li> <li>• Ashdown Forest SPA and SAC mitigation measures</li> <li>• Community buildings</li> <li>• Library</li> <li>• Education</li> <li>• Sustainable Travel</li> </ul> <b>Provision of:</b> <ul style="list-style-type: none"> <li>• Sustainable Transport measures</li> <li>• Highway works</li> </ul>	
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			<b>Policy Requirements</b>
			<ul style="list-style-type: none"> <li>- Refer to Policy DPH4 which sets out the general development principles for all District Plan housing allocations.</li> <li>- Provide suitable access from West Hoathly Road.</li> <li>- Provide a footpath link to East Grinstead along West Hoathly Road.</li> <li>- Take a landscape-led approach to development.</li> <li>- Undertake a LVIA to inform an appropriate layout, design and landscaping to conserve and enhance the High Weald AONB.</li> <li>- Take into account the objectives of the High Weald AONB Management Plan, the High Weald Housing Design Guide and the Colour Study.</li> <li>- 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.</li> <li>- Provide an appropriate buffer for the ancient woodland to the east of the site in line with Policy DPN4.</li> <li>- Retain and enhance mature trees/ hedgerows on site boundaries.</li> <li>- Provide parkland as part of the development and a link to Sunnyside Recreation Ground.</li> </ul>
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.
<b>HASSOCKS</b>			
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).

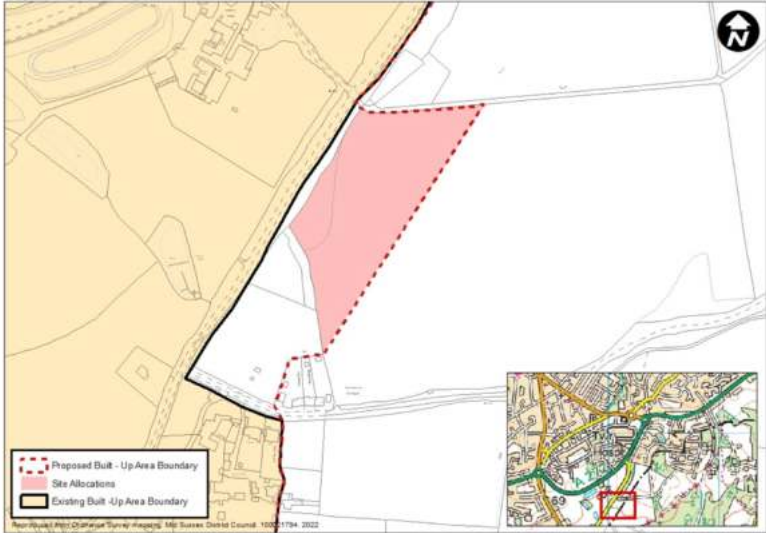


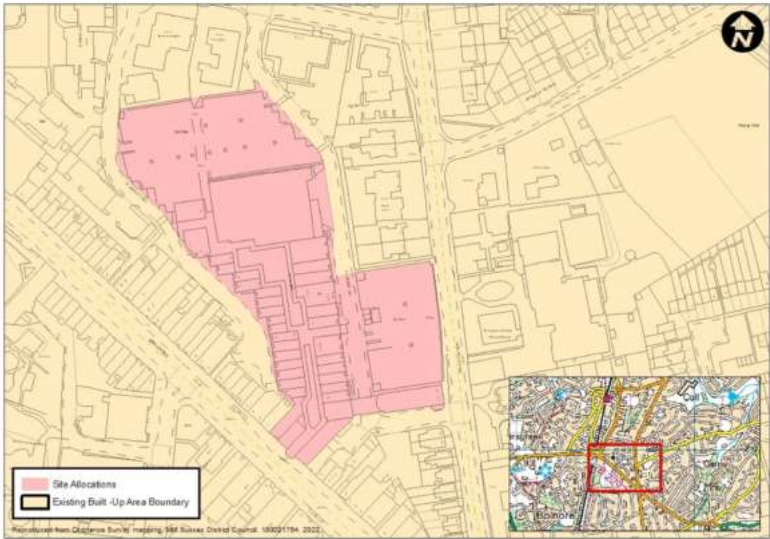
			<table border="1"> <tr> <td><b>SHELAA:</b></td> <td>210</td> <td><b>Settlement:</b></td> <td>Hassocks</td> </tr> <tr> <td><b>Gross Site Area (ha):</b></td> <td>0.9</td> <td><b>Number of Units:</b></td> <td>25</td> </tr> <tr> <td colspan="2"><b>Infrastructure</b></td> <td colspan="2"> <b>On-site:</b> <ul style="list-style-type: none"> <li>• 30% affordable housing</li> </ul> <b>Financial contributions towards the provision of:</b> <ul style="list-style-type: none"> <li>• Playspace</li> <li>• Sport facilities</li> <li>• Community buildings</li> <li>• Library</li> <li>• Education</li> <li>• Sustainable Transport</li> </ul> <b>Provision of:</b> <ul style="list-style-type: none"> <li>• Sustainable Transport measures</li> <li>• Highway works</li> </ul> </td> </tr> </table>	<b>SHELAA:</b>	210	<b>Settlement:</b>	Hassocks	<b>Gross Site Area (ha):</b>	0.9	<b>Number of Units:</b>	25	<b>Infrastructure</b>		<b>On-site:</b> <ul style="list-style-type: none"> <li>• 30% affordable housing</li> </ul> <b>Financial contributions towards the provision of:</b> <ul style="list-style-type: none"> <li>• Playspace</li> <li>• Sport facilities</li> <li>• Community buildings</li> <li>• Library</li> <li>• Education</li> <li>• Sustainable Transport</li> </ul> <b>Provision of:</b> <ul style="list-style-type: none"> <li>• Sustainable Transport measures</li> <li>• Highway works</li> </ul>	
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			<p><b>Policy Requirements</b></p> <ul style="list-style-type: none"> <li>- Refer to Policy DPH4 which sets out the general development principles for all District Plan Housing Allocations</li> <li>- Provide suitable vehicular, pedestrian and cycle access from London Road, including necessary off-site highways improvements to ensure traffic movements along London Road are not impeded. This will include the provision of a right hand turn into the site.</li> <li>- Retain and enhance mature trees/ hedgerows along site boundaries, including screening to A273.</li> <li>- Mitigate potential impacts from development on TPOs in south east corner and along northern boundary.</li> <li>- Provide appropriate landscaping taking into account any sensitive, longer views to the north west of the site.</li> </ul>												
	<b>HAYWARDS HEATH</b>														
327	Car parks at Hazelgrove Road, Haywards Heath and to the rear of the Orchards, Haywards Heath	56	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.												
440	Land at 22 Gower Road, Haywards Heath	5	Not actively being promoted for residential redevelopment. No indication that site is available for development in the Plan Period.												
512	Land corner of Butlers Green Road/Isaacs Lane, Haywards Heath	18	Not actively being promoted for residential redevelopment. No indication that site is available for development in the Plan Period.												
1043	Land to west of Kilnwood Apartments Rocky Lane, Haywards Heath	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.												

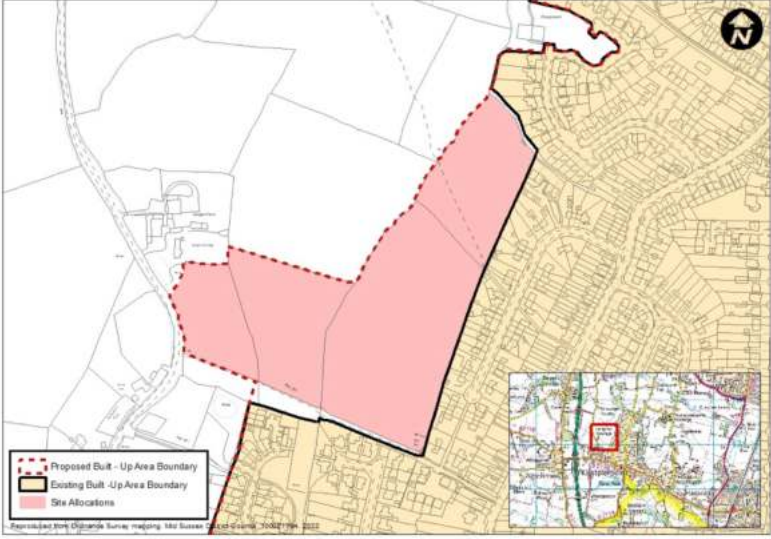
1122	Sussex House and Commercial House and 54 to 56 Perrymount Road	100	Site is within or adjacent to the Built-Up Area Boundary; it is therefore considered that a policy compliant development is possible without the need for the site to be allocated.						
508	Land at Junction of Hurstwood Lane and Colwell Lane, Haywards Heath	30	<p>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.</p> <p>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).</p> <table border="1" data-bbox="699 629 1497 1003"> <tr> <td><b>SHELAA:</b> 508</td> <td><b>Settlement:</b> Haywards Heath</td> </tr> <tr> <td><b>Gross Site Area (ha):</b> 1</td> <td><b>Number of Units:</b> 30</td> </tr> <tr> <td><b>Infrastructure</b></td> <td> <b>On-site:</b> <ul style="list-style-type: none"> <li>30% affordable housing</li> </ul> <b>Financial contributions towards the provision of:</b> <ul style="list-style-type: none"> <li>Play space</li> <li>Sports facilities</li> <li>Community buildings</li> <li>Library</li> <li>Education</li> <li>Sustainable Transport</li> </ul> <b>Provision of:</b> <ul style="list-style-type: none"> <li>Sustainable transport measures</li> <li>Green infrastructure to neighbouring allocated site</li> </ul> </td> </tr> </table>  <p><b>Policy Requirements</b></p> <ul style="list-style-type: none"> <li>Refer to Policy DPH4 which sets out the general development principles for all District Plan Housing Allocations</li> </ul>	<b>SHELAA:</b> 508	<b>Settlement:</b> Haywards Heath	<b>Gross Site Area (ha):</b> 1	<b>Number of Units:</b> 30	<b>Infrastructure</b>	<b>On-site:</b> <ul style="list-style-type: none"> <li>30% affordable housing</li> </ul> <b>Financial contributions towards the provision of:</b> <ul style="list-style-type: none"> <li>Play space</li> <li>Sports facilities</li> <li>Community buildings</li> <li>Library</li> <li>Education</li> <li>Sustainable Transport</li> </ul> <b>Provision of:</b> <ul style="list-style-type: none"> <li>Sustainable transport measures</li> <li>Green infrastructure to neighbouring allocated site</li> </ul>
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<b>Infrastructure</b>	<b>On-site:</b> <ul style="list-style-type: none"> <li>30% affordable housing</li> </ul> <b>Financial contributions towards the provision of:</b> <ul style="list-style-type: none"> <li>Play space</li> <li>Sports facilities</li> <li>Community buildings</li> <li>Library</li> <li>Education</li> <li>Sustainable Transport</li> </ul> <b>Provision of:</b> <ul style="list-style-type: none"> <li>Sustainable transport measures</li> <li>Green infrastructure to neighbouring allocated site</li> </ul>								
			<ul style="list-style-type: none"> <li>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.</li> <li>Provide access to integrate with the wider Hurst Farm development (the Haywards Heath Neighbourhood Plan allocation).</li> <li>Respect and retain the rural character of Hurstwood Lane.</li> <li>Retain the trees and ground levels along Hurstwood Lane which forms the western boundary of the site.</li> <li>Retain the trees on the site boundaries to provide a landscape buffer to the wider countryside.</li> <li>Measures will be necessary to mitigate the impact of development on the landscape character of the surrounding area.</li> </ul>						

556	Land east of Borde Hill Lane, Haywards Heath	60	<p>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.</p> <p>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).</p>												
			<table border="1" data-bbox="691 521 1514 992"> <tr> <td><b>SHELAA:</b></td> <td>556</td> <td><b>Settlement:</b></td> <td>Haywards Heath</td> </tr> <tr> <td><b>Gross Site Area (ha):</b></td> <td>10.5</td> <td><b>Number of Units:</b></td> <td>60</td> </tr> <tr> <td colspan="2"><b>Infrastructure</b></td> <td colspan="2"> <b>On-site:</b> <ul style="list-style-type: none"> <li>• 30% affordable housing</li> <li>• Playspace</li> </ul> <b>Financial contributions towards the provision of:</b> <ul style="list-style-type: none"> <li>• Sports facilities</li> <li>• Community buildings</li> <li>• Library</li> <li>• Education</li> <li>• Sustainable Travel and/or Highways Improvements</li> <li>• Healthcare</li> <li>• Emergency Services</li> </ul> <b>Provision of:</b> <ul style="list-style-type: none"> <li>• Highway works</li> <li>• Sustainable transport measures</li> </ul> </td> </tr> </table>  <p><b>Policy Requirements</b></p> <ul style="list-style-type: none"> <li>- Refer to Policy DPH4 which sets out the general development principles for all District Plan Housing Allocations</li> <li>- Provide suitable vehicular, pedestrian and cycle access from Borde Hill Lane via fourth arm from roundabout, south west of site.</li> <li>- 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.</li> <li>- 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).</li> <li>- An Archaeological Impact Assessment and mitigation will be required</li> <li>- 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.</li> </ul>	<b>SHELAA:</b>	556	<b>Settlement:</b>	Haywards Heath	<b>Gross Site Area (ha):</b>	10.5	<b>Number of Units:</b>	60	<b>Infrastructure</b>		<b>On-site:</b> <ul style="list-style-type: none"> <li>• 30% affordable housing</li> <li>• Playspace</li> </ul> <b>Financial contributions towards the provision of:</b> <ul style="list-style-type: none"> <li>• Sports facilities</li> <li>• Community buildings</li> <li>• Library</li> <li>• Education</li> <li>• Sustainable Travel and/or Highways Improvements</li> <li>• Healthcare</li> <li>• Emergency Services</li> </ul> <b>Provision of:</b> <ul style="list-style-type: none"> <li>• Highway works</li> <li>• Sustainable transport measures</li> </ul>	
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858	Land at Hurstwood Lane, Haywards Heath	45	<p>The Sustainability Appraisal concludes that, overall, the site represents a sustainable option for allocation. The transport modelling undertaken to</p>												



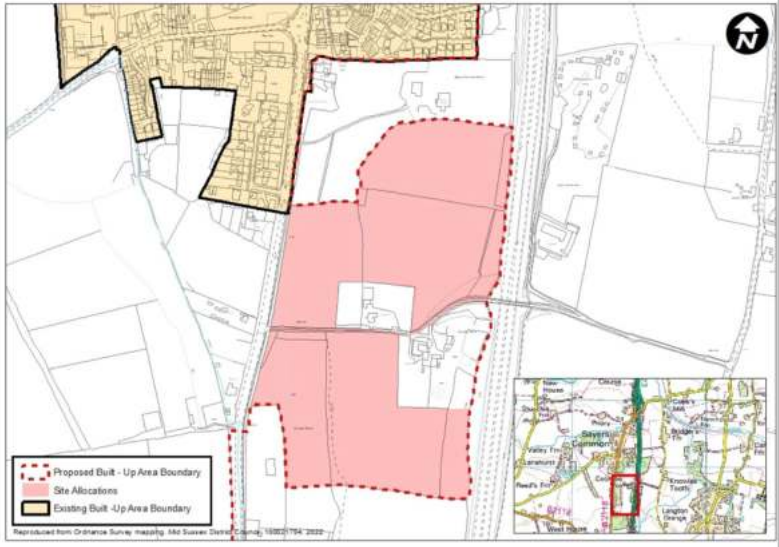
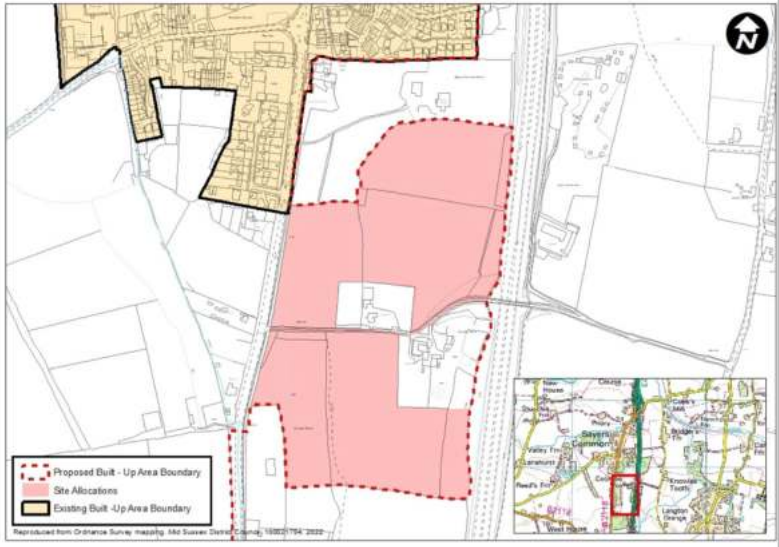
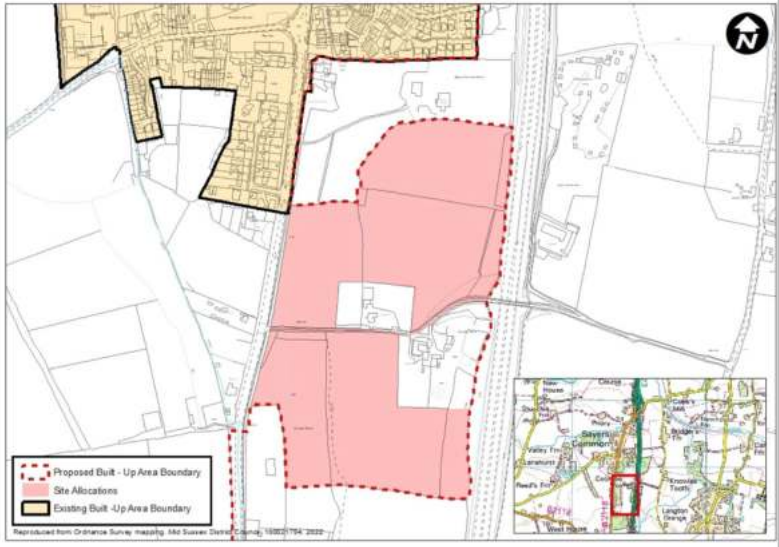
			<p>date for the District Plan Review does not indicate that there will be any showstoppers, associated with this site. The HRA does not identify any likely significant effect on the Ashdown Forest SPA and SAC, subject to appropriate mitigation. In terms of air quality, there are currently no anticipated significant effects on the Stonepound Crossroads AQMA, or adverse impacts on the Ashdown Forest.</p> <p>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 (DPH9).</p>												
			<table border="1"> <tr> <td><b>SHELAA:</b></td> <td>858</td> <td><b>Settlement:</b></td> <td>Haywards Heath</td> </tr> <tr> <td><b>Gross Site Area (ha):</b></td> <td>1.8</td> <td><b>Number of Units:</b></td> <td>45</td> </tr> <tr> <td colspan="2"><b>Infrastructure</b></td> <td colspan="2"> <b>On-site:</b> <ul style="list-style-type: none"> <li>30% affordable housing</li> </ul> <b>Financial contributions towards the provision of:</b> <ul style="list-style-type: none"> <li>Play space</li> <li>Sports facilities</li> <li>Community buildings</li> <li>Library</li> <li>Education</li> <li>Sustainable Transport</li> </ul> <b>Provision of:</b> <ul style="list-style-type: none"> <li>Sustainable transport measures</li> <li>Green infrastructure to neighbouring allocated site</li> </ul> </td> </tr> </table>  <p><b>Policy Requirements</b></p> <ul style="list-style-type: none"> <li>- Refer to Policy DPH4 which sets out the general development principles for all District Plan Housing Allocations</li> <li>- Integrate development with the site to the south (DPH10) 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.</li> <li>- Provide access to integrate with the wider Hurst Farm development (the Haywards Heath Neighbourhood Plan allocation).</li> <li>- Respect and retain the rural character of Hurstwood Lane.</li> <li>- Retain the trees and ground levels along Hurstwood Lane (which forms the western boundary of the site) and in the western part of the site.</li> <li>- Measures will be necessary to mitigate the impact of development on the landscape character of the surrounding area, including a landscape buffer on the eastern site boundary</li> <li>- Provide appropriate landscaping and an appropriate transition between the built development and the wider countryside to the west of the site, including ecological corridors.</li> </ul>	<b>SHELAA:</b>	858	<b>Settlement:</b>	Haywards Heath	<b>Gross Site Area (ha):</b>	1.8	<b>Number of Units:</b>	45	<b>Infrastructure</b>		<b>On-site:</b> <ul style="list-style-type: none"> <li>30% affordable housing</li> </ul> <b>Financial contributions towards the provision of:</b> <ul style="list-style-type: none"> <li>Play space</li> <li>Sports facilities</li> <li>Community buildings</li> <li>Library</li> <li>Education</li> <li>Sustainable Transport</li> </ul> <b>Provision of:</b> <ul style="list-style-type: none"> <li>Sustainable transport measures</li> <li>Green infrastructure to neighbouring allocated site</li> </ul>	
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1121	Orchards Shopping Centre	100	<p>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</p>												

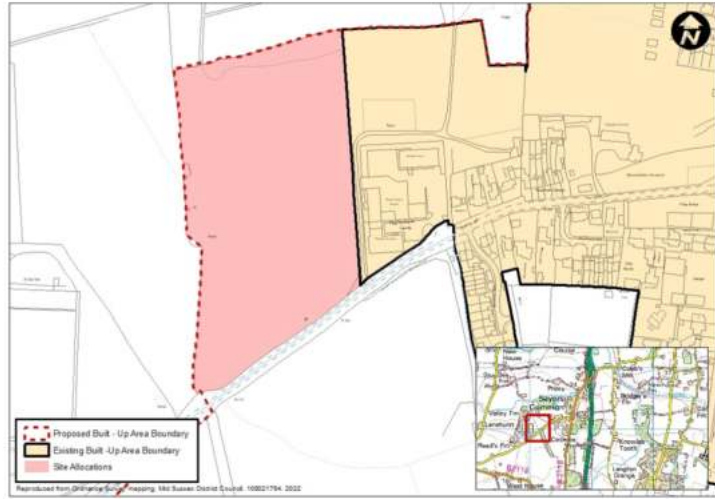
			<p>anticipated significant effects on the Stonepound Crossroads AQMA, or adverse impacts on the Ashdown Forest.</p> <p>In light of the above, it is considered that the site represents a suitable option for allocation. Therefore this site is allocated in the District Plan 2021 – 2039 Consultation Draft (DPH12).</p>					
		<table border="1"> <tr> <td><b>SHELAA:</b> 1121</td> <td><b>Settlement:</b> Haywards Heath</td> </tr> <tr> <td><b>Gross Site Area (ha):</b> 1.9</td> <td><b>Number of Units:</b> 100</td> </tr> <tr> <td><b>Infrastructure</b></td> <td> <p>On-site:</p> <ul style="list-style-type: none"> <li>30% affordable housing</li> </ul> <p>Financial contributions towards the provision of:</p> <ul style="list-style-type: none"> <li>Play space</li> <li>Sports facilities</li> <li>Community buildings</li> <li>Library</li> <li>Education</li> <li>Sustainable Travel</li> <li>Healthcare</li> <li>Emergency services</li> </ul> <p>Provision of:</p> <ul style="list-style-type: none"> <li>Sustainable Transport measures</li> <li>Car parking</li> </ul> </td> </tr> </table>	<b>SHELAA:</b> 1121	<b>Settlement:</b> Haywards Heath	<b>Gross Site Area (ha):</b> 1.9	<b>Number of Units:</b> 100	<b>Infrastructure</b>	<p>On-site:</p> <ul style="list-style-type: none"> <li>30% affordable housing</li> </ul> <p>Financial contributions towards the provision of:</p> <ul style="list-style-type: none"> <li>Play space</li> <li>Sports facilities</li> <li>Community buildings</li> <li>Library</li> <li>Education</li> <li>Sustainable Travel</li> <li>Healthcare</li> <li>Emergency services</li> </ul> <p>Provision of:</p> <ul style="list-style-type: none"> <li>Sustainable Transport measures</li> <li>Car parking</li> </ul>
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<b>Infrastructure</b>	<p>On-site:</p> <ul style="list-style-type: none"> <li>30% affordable housing</li> </ul> <p>Financial contributions towards the provision of:</p> <ul style="list-style-type: none"> <li>Play space</li> <li>Sports facilities</li> <li>Community buildings</li> <li>Library</li> <li>Education</li> <li>Sustainable Travel</li> <li>Healthcare</li> <li>Emergency services</li> </ul> <p>Provision of:</p> <ul style="list-style-type: none"> <li>Sustainable Transport measures</li> <li>Car parking</li> </ul>							
								
		<p><b>Policy Requirements</b></p> <ul style="list-style-type: none"> <li>Refer to Policy DPH4 which sets out the general development principles for all District Plan Housing Allocations</li> <li>Deliver a mixed use development including retail, leisure, residential and other complimentary town centre uses to help provide a central and diverse hub for the town centre.</li> <li>Pedestrian routes through the site should be clear and link well to adjacent areas.</li> <li>Maximise active frontages in the design of any redevelopment.</li> <li>Enhance car parking within the town centre through the provision of multi-storey and/or decked car parking, optimising the site's topography and taking into account the design principles set out in the 2020 Mid Sussex Design Guide SPD.</li> <li>Informed by a Heritage Impact Assessment, provide an appropriate layout and design which protects the setting of nearby Grade II* listed building 'St Wilfrids Church'.</li> <li>Take into account the 2021 Haywards Heath Town Centre Masterplan SPD and opportunities for The Orchards Shopping Centre (Chapter 5).</li> </ul>						
	<b>HURSTPIERPOINT</b>							
164	Land to the rear of 78 Wickham Hill, Hurstpierpoint	18	The availability of this site is uncertain. The site is therefore excluded from further assessment.					
173	Land north of 149 College Lane, Hurstpierpoint	17	The availability of this site is uncertain. The site is therefore excluded from further assessment.					

283	Land at Hurst Wickham, Hurstpierpoint	24	The availability of this site is uncertain. The site is therefore excluded from further assessment.						
13	Land west of Kemps, Hurstpierpoint	90	<p>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.</p> <p>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 (DPH16).</p>						
			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;"><b>SHELAA:</b> 13</td> <td style="width: 50%;"><b>Settlement:</b> Hurstpierpoint</td> </tr> <tr> <td><b>Gross Site Area (ha):</b> 5.8</td> <td><b>Number of Dwellings:</b> 90</td> </tr> <tr> <td style="background-color: #f8d7da;"><b>Infrastructure</b></td> <td> <b>On-site:</b> <ul style="list-style-type: none"> <li>30% affordable housing</li> </ul> <b>Financial contributions towards the provision of:</b> <ul style="list-style-type: none"> <li>Playspace</li> <li>Sport facilities</li> <li>Community buildings</li> <li>Library</li> <li>Education</li> <li>Sustainable Transport</li> <li>Healthcare</li> <li>Emergency Services</li> </ul> <b>Provision of:</b> <ul style="list-style-type: none"> <li>Wastewater treatment and sewerage network upgrades</li> <li>Sustainable transport measures</li> <li>Highway works</li> </ul> </td> </tr> </table> 	<b>SHELAA:</b> 13	<b>Settlement:</b> Hurstpierpoint	<b>Gross Site Area (ha):</b> 5.8	<b>Number of Dwellings:</b> 90	<b>Infrastructure</b>	<b>On-site:</b> <ul style="list-style-type: none"> <li>30% affordable housing</li> </ul> <b>Financial contributions towards the provision of:</b> <ul style="list-style-type: none"> <li>Playspace</li> <li>Sport facilities</li> <li>Community buildings</li> <li>Library</li> <li>Education</li> <li>Sustainable Transport</li> <li>Healthcare</li> <li>Emergency Services</li> </ul> <b>Provision of:</b> <ul style="list-style-type: none"> <li>Wastewater treatment and sewerage network upgrades</li> <li>Sustainable transport measures</li> <li>Highway works</li> </ul>
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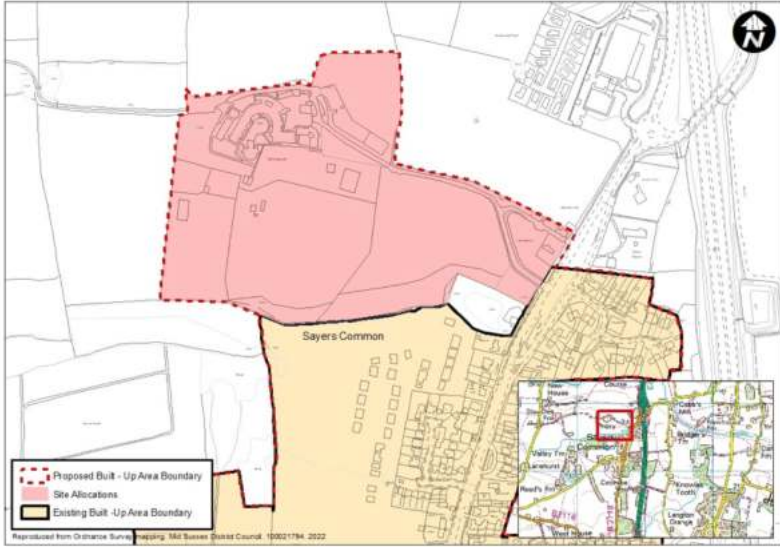


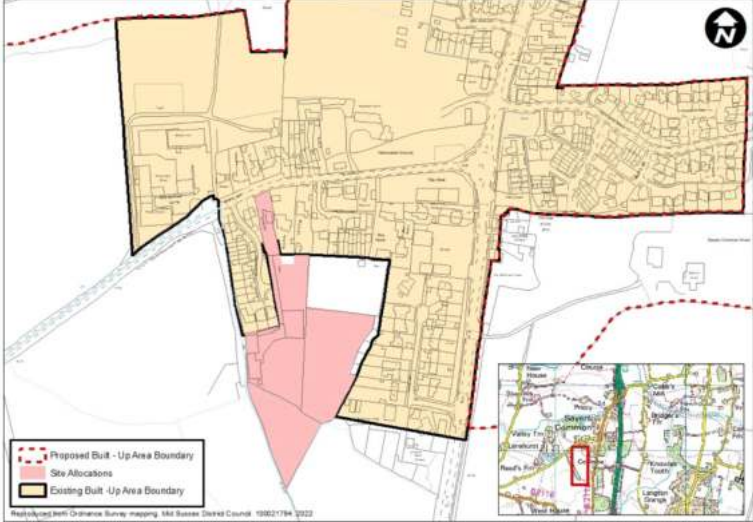
<b>Policy Requirements</b>			
			<ul style="list-style-type: none"> <li>- Refer to Policy DPH4 which sets out the general development principles for all District Plan housing allocations.</li> <li>- Provide suitable access from Orchard Way.</li> <li>- Take a landscape-led approach to development.</li> <li>- Retain and enhance mature trees/ hedgerows on site boundaries and within the site.</li> <li>- Protect and enhance the streams on the western boundaries and crossing the site.</li> <li>- Provide appropriate landscaping and an appropriate transition between the built development and the wider countryside to the west of the site, including ecological corridors.</li> <li>- Provide open green space, locally equipped playspace, SuDS.</li> <li>- Retain and enhance the existing PROW crossing the site.</li> <li>- Create new pedestrian and cycle links to connect to the existing PROW network.</li> <li>- 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.</li> </ul>
	<b>LINDFIELD</b>		
498	Land north east of Lindfield	300	The availability of this site is uncertain. The site is therefore excluded from further assessment.
	<b>SAYERS COMMON</b>		
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).

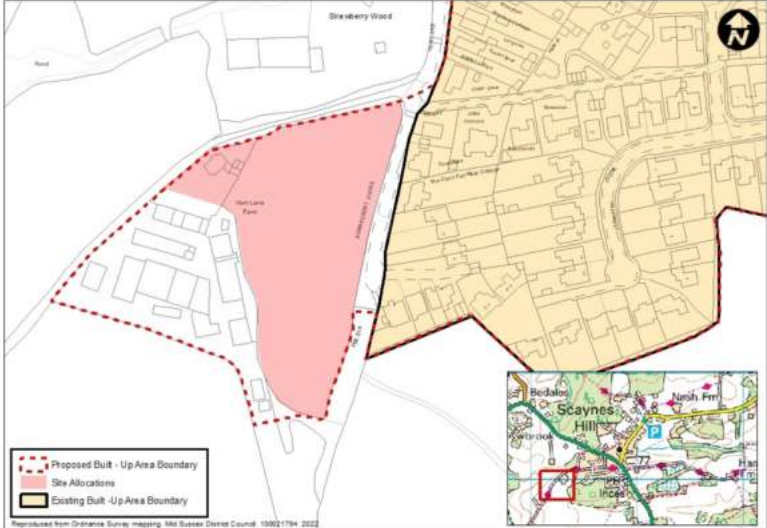
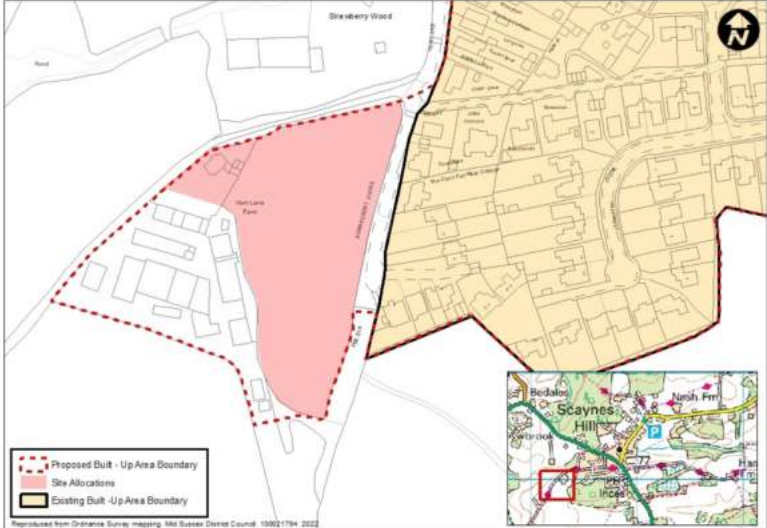
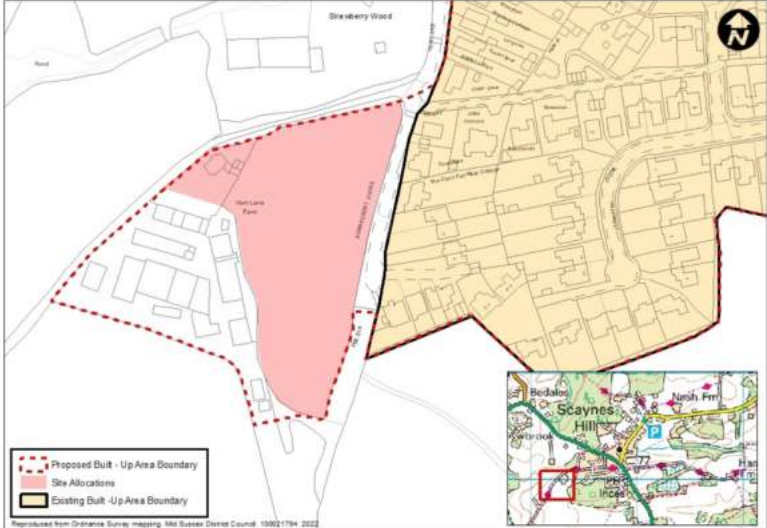
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830	Land to the west of Kings Business Centre, Reeds Lane, Sayers Common	100	<p>The Sustainability Appraisal concludes that, overall, the site represents a sustainable option for allocation. The transport modelling undertaken to date for the District 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.</p>																								

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1003	Land to South of LVS Hassocks, London Road, Sayers Common	200	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.												



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1026	Land at Chesapeake and Meadow View, Reeds Lane, Sayers Common	33	<p>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.</p> <p>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 (DPH19).</p>												

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1020	Ham Lane Farm House, Ham Lane Scaynes Hill	30	<p>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.</p> <p>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 (DPH23).</p>																				

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