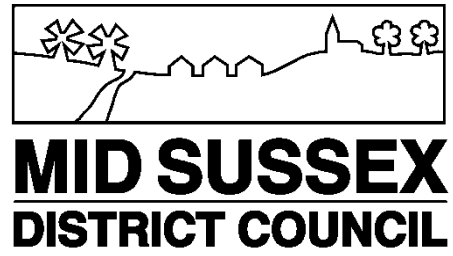


**Mid Sussex
District Council**



**District Plan 2021 - 2039:
Site Selection Conclusions Paper**

July 2024

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1. Introduction

- 1.1 The 2018 District Plan policy DP4: Housing committed the Council to reviewing the plan, starting in 2021, with submission to the Secretary of State in 2023. The review of the District Plan identified the need to update the housing requirement to cover the new plan period to 2039. The District Plan 2021 – 2039 will seek to deliver sufficient housing sites to meet the minimum housing requirement for Mid Sussex and therefore will allocate additional sites for housing.
- 1.2 In order to decide which sites will be allocated for development in the revised District Plan, the Council carried out a robust process to identify, assess and score the potential sites. The first stage of that process was to update the Strategic Housing and Employment Land Availability Assessment (SHELAA), which sets out the sites which will be considered through the Site Selection Process. Once established the palette of sites were then assessed against the Site Selection Methodology. This assessment process resulted in a shortlist of sites, that were then tested through the Sustainability Appraisal, Habitats Regulations Assessment and Transport Assessment to confirm their suitability for allocation in the District Plan 2021 – 2039.
- 1.3 The Mid Sussex District Plan (2021-2039) Consultation Draft (Regulation 18), including its supporting evidence base, was consulted on in November - December 2022. During the Regulation 18 consultation a number of new sites were submitted to be considered for housing development. The Council also received responses from site promoters whose site was not taken forward as an allocation in the Plan ('Omission sites'). The comments received were fed into the updated 2023 SHELAA, alongside the assessment of new sites. The outcomes of the re-assessment of Omission Sites and assessments of sites newly submitted to the Council were reported within the 2023 Site Selection Conclusions Paper.
- 1.4 The Council consulted on the Submission Draft District Plan (Regulation 19) between 12th January and 23rd February 2024. Three new housing sites were submitted through the consultation¹. A focussed update to the SHELAA and Site Selection Paper has been undertaken to include these three new sites and reflect any changes to commitments (e.g. remove sites that had planning permission and completed within the last year).

2. Site Selection Process

Methodology

- 2.1 A Site Selection Methodology was developed for the preparation of the Site Allocations Development Plan Document (SADPD). This methodology provided a robust and transparent site selection process that has stood up to scrutiny at the SADPD Examination. Therefore, it has provided the basis for the methodology used to select sites for the District Plan 2021 – 2039.

¹ 1151: Land west of Streams Farm, Burgess Hill; 1152: Land north of Chart Cottage, Crawley Down and 1153: Land at Firs Farm, Copthorne.

- 2.2 The District Plan Site Selection methodology is broadly similar to the SADPD methodology and reflects the requirements of the National Planning Policy Framework (NPPF). There are now 14 criteria rather 17, as criteria with a similar focus have been merged, such as landscape and AONB. Consideration of strategic transport and infrastructure matters are no longer assessment criteria as they are assessed on an in-combination basis (rather than site specific basis) through other evidence base documents. The methodology has been subject to consultation with stakeholders including neighbouring local authorities, developers and planning consultants. Comments received during the consultation have been reflected in the assessment criteria applied.
- 2.3 As set out in the October 2023 Site Selection Methodology Paper, an amendment to criteria 5 and 6 (Listed Building and Conservation Area, respectively) of the Site Selection Methodology has been made since Regulation 18. This is to ensure that the assessment is consistent with the NPPF.
- 2.4 The Site Selection process is a three-stage process, which is summarised below.

Stage 1: Site Identification: SHELAA

- 2.5 The 2023 SHELAA contained sites from the following sources:
- Sites previously considered during preparation of the 2018 District Plan and 2022 Site Allocations DPD (within previous versions of the SHELAA);
 - Sites submitted during the Call for Sites in January/ February 2021;
 - Sites submitted since the call-for-sites up until August 2022, unless otherwise agreed with the Council²; and
 - Sites submitted to the Regulation 18 consultation of the Mid Sussex Consultation Draft (2021-2039) undertaken between 7th November to 19th December 2022.
- 2.6 In addition to the above, this 2024 update to the SHELAA also includes the three new sites submitted to the Council through the Regulation 19 consultation.
- 2.7 This has resulted in a pool of 271 housing sites, which have been assessed through the Site Selection Process.

Stage 2: Site Assessment

- 2.7 The Site Assessment stage is a three-part process, which is explained in more detail in District Plan Review: Site Selection Methodology (October 2023) and can be found at [District Plan Review - Mid Sussex District Council](#)

² Sites submitted after this have not been included due to the time required to assess and test sites individually and in combination.



2(a) Relationship to Settlements – Sites that are disconnected from existing settlements and or of a size which means that they cannot provide significant on-site facilities/ services (and are therefore not likely to represent sustainable development as set out in the NPPF) were rejected at this stage. An assessment was made as the degree of separation from an existing built-up area boundary (as defined on the Policies Maps). The assessment was based on the consideration of:

- Proximity of site to defined built up area boundary;
- Physical separation of site from existing built-up area by features such as ancient woodland and watercourses;
- Ability to safely access the site, on foot via existing footpath from nearest settlement.

The sites rejected at this stage were not subject to assessment against the selection criteria at stages 2(b) and 2(c) as they do not represent sustainable development.

2(b) Showstoppers – Showstoppers are those environmental constraints and deliverability considerations for which the site assessment can result in very negative impact against the site assessment criteria. This approach is supported by the NPPF which is clear that development in the most environmentally sensitive locations (i.e., Ancient Woodland/AONB) should be avoided. Sites with the greatest constraints i.e. showstoppers, or where a significant proportion of a site is affected have been excluded from further assessment at this stage. This enabled the detailed assessment to strictly focus on those sites most likely to be considered reasonable alternatives.

2(c) Overall assessment – The sites left in the pool of sites once stage 2(a) and 2 (b) were completed were subject to assessment against the 14 detailed assessment criteria. The assessment criteria are set out in Appendix 1. Sites classified as “Significant” (1,000+ dwellings) were also subject to additional testing against the criteria/questions set out in the methodology. Sites rejected at this stage were not subject to further assessment and were not included in the ‘Development Scenarios’ that were tested at stage 3.

Stage 3: Scenario/ In-Combination Testing

- 2.8 All sites that progressed past stage 2(c) have been developed into development scenarios, which have been subject to further assessment through the Sustainability Appraisal. All sites considered to have potential for allocation at the end of stage 2

have been assessed against the Sustainability Framework as set out in the Sustainability Appraisal (SA) to consider the sustainability credentials of each site independently and cumulatively. The findings of this work helped to identify potential scenarios to address the housing need in the district and corresponding preferred options.

- 2.9 The SA is applied as an iterative process running parallel to the preparation of the District Plan. Therefore, the findings of the further evidence testing, such as the transport study and Habitat Regulation Assessment will inform the content of the SA, as well as the SA identifying further options that may need to be tested further through the evidence base.
- 2.10 The most sustainable scenario has then been subject to further evidence testing including, transport modelling, Habitats Regulations Assessment, Air Quality Modelling and Viability Assessment.
- 2.11 Stage 3 also identified sites to be rejected on the grounds that they are not suitable/deliverable as a result of additional due diligence (including responses to the Developer Questionnaire – see below).

Consultation

- 2.12 Once the initial draft site assessments had been completed by the Council, these were then sent to the site promoters/developers/planning agents for fact checking. At the fact checking stage the Council were seeking feedback from the site promoters relating to any factual inaccuracies in the assessment. Any feedback received was reviewed and site assessments were amended where there were any factual inaccuracies, whilst ensuring that assessments were undertaken in a consistent manner. The responses received and the council's response is set out in Appendix 2.
- 2.13 Site promoters were also asked to complete a Developer Questionnaire, which provided more information about the deliverability of the site covering matters such as timescale for delivery, land ownership, delivery mechanisms and infrastructure requirements. This has informed the Site Selection process in combination with the findings of the assessments against the methodology.

Other considerations

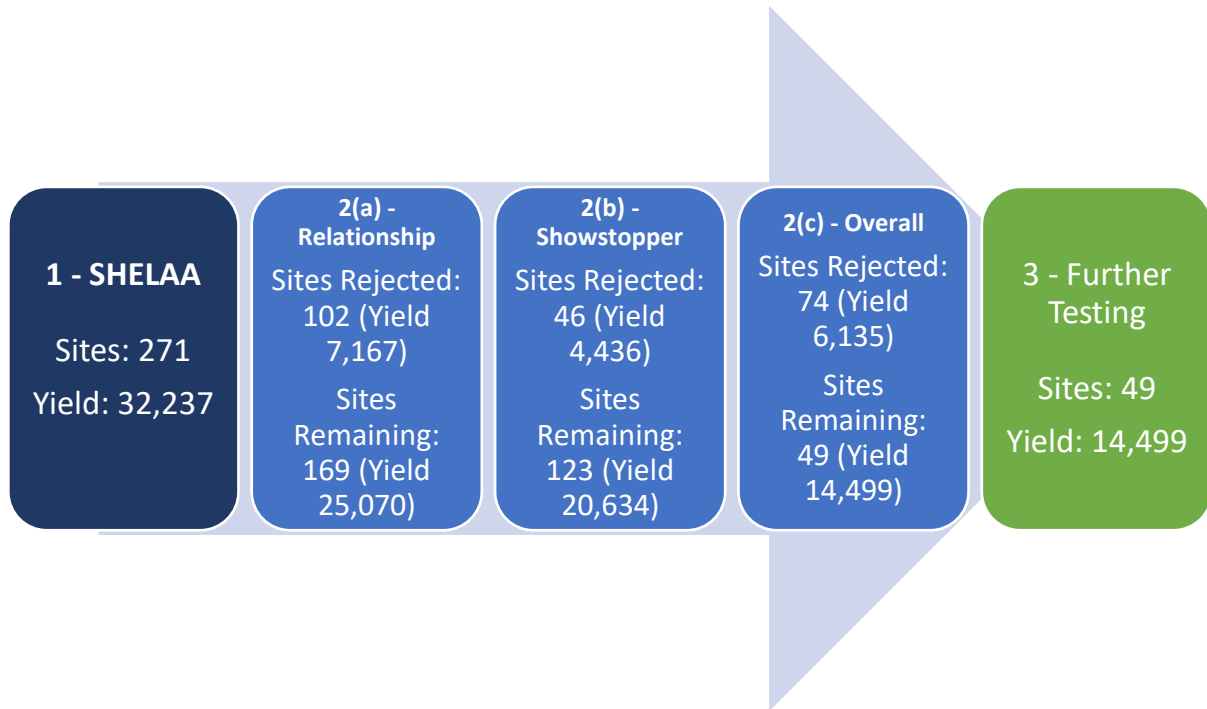
- 2.13 The assessment has included consideration of sites against 'Made' Neighbourhood Plans, if applicable. There is not a specific criterion for this within the assessment criteria due the differences in content of the various Neighbourhood Plans, and the need to be consistent when assessing sites. The assessment has taken into account any land use designations in the Neighbourhood Plans on the site and consideration will be given to how this designation may impact on the delivery of the site for housing uses. However, it is important to note that the objective of the District Plan will be to, as a minimum, meet the housing needs of Mid Sussex and this may result in conflict with policies in Neighbourhood Plans (noting the legal position that the latest adopted plan takes precedence).

Site Assessment Proforma

- 2.14 The final site assessment pro-forma for each site is included in Appendix 3. The final assessment reflects the findings of the 'fact check' exercise and Regulation 18 consultation comments, where applicable.

3. Site Selection Conclusions

3.1 Following application of the Site Selection methodology, the initial 271³ sites were refined to 49 for further testing at Stage 3 as set out in the diagram below:



3.2 Appendix 4 sets out each site considered through the Site Selection Process on a settlement-by-settlement basis, the stage it was rejected at, and the primary reasons for rejection.

³ Two sites (sites 631 and 1135, totalling 30 dwellings) at Ansty removed from figures to avoid duplication.

Significant Sites

- 3.3 The Site Selection Methodology defined Significant Sites as those proposing greater than 1,000 dwellings. These have been subject to additional scrutiny as described in the methodology. Because of the more challenging nature of delivering larger scaled sites, due to their infrastructure requirements, constraints, on-site provision of facilities and services, land assembly/ delivery mechanisms, and likely phasing (including potential continued development beyond the plan period), additional considerations and due diligence are required.
- 3.4 Significant Sites are of a scale that would deliver infrastructure and community facilities on-site, such as:
- Primary School
 - Health facilities
 - Retail
 - Employment
 - Village Centre
 - Community Facilities (e.g. community hall)
 - Allotments
 - Country Park
 - Sport, recreation and leisure uses
 - Open Space

As such, the detail provided within Developer Questionnaires and information submitted to the Council as part of the submission to the SHELAA (e.g. indicative masterplans and visioning documents, as well as detailed technical evidence) has also been used to determine the most appropriate sites for allocation; given that sites of this size have the potential to be self-sustaining as well as have the ability to improve sustainability of existing settlements that have deficiencies in services and facilities. This can be viewed at [District Plan Review - Mid Sussex District Council](#))

In total, six Significant Sites⁴ were submitted to the Council for consideration:

Table 1: Submitted significant sites (as at Regulation 19)

SHLAAID	Site	Settlement	Total Yield	Plan Period Yield
736/793	Land at Ansty Farm, Cuckfield Road, Ansty	Ansty	1,450	1,450
740	Land to the West of Burgess Hill / North of Hurstpierpoint	Burgess Hill	1,350	1,350
18	Crabbet Park, Old Hollow, Cophorne	Cophorne	2,000	1,500
799	Land south of Reeds Lane, Sayers Common	Sayers Common	2,000	1,850
678	Broad location West of A23	Twineham	2,000	900

⁴ The yield of the previous significant site 1105: Land east and west of Hangman's Lane, Lindfield was promoted for 750 dwellings during Regulation 18 consultation which falls below the 1,000+ dwelling threshold for a significant site.

1147	Land at Hangman's Acre and Little Walstead, Lindfield	Lindfield	1,722	1,200
		TOTAL	10,522	8,250

- 3.5 Site 679 Broad Location west of A23 is located predominantly in Horsham district, with only 2,000 dwellings of a proposed 10,000 within Mid Sussex. Following Regulation 18 consultation, it has been confirmed is no longer being promoted in neighbouring Horsham District and therefore the scheme in its entirety is no longer proposed.
- 3.6 Due to the scale of these sites, there is a difference between the total yield proposed, and the amount that could be delivered (according to the Site Promoter and scrutiny by the Council) within the plan period to 2039. Note that, where Significant Sites are to be allocated, they will be allocated for their total yield with the expectation that some dwellings will not be delivered until after 2039.
- 3.7 The conclusions reached on the remaining sites is set out below (with further details in Appendix 3 and Appendix 4).

	Land to the west of Burgess Hill/ North of Hurstpierpoint (740)	Land at Crabbet Park (18)	Land to the south of Reeds Lane, Sayers Common (799)	Land at Ansty Farm, Ansty (736)	Land at Hangman's Acre and Little Walstead, Lindfield (1147)
Population of nearest settlement	33,352 (Burgess Hill - 2021 Census)	4,915 (Cophorne - 2021 Census)	869 (Sayers Common - 2011 Census)	332 (Ansty and Staplefield 2011 Census)	6,096 (Lindfield 2021 Census)
Settlement hierarchy/ service function	Category 1 - Town	Category 2 – Large Village	Category 3 – Medium Village	Category 4 – Small Village	Category 2- Large Village
On-site infrastructure proposed	<ul style="list-style-type: none"> - Extra Care housing Provision - 2FE Primary School with Early years and potential SEND - Play space - Informal outdoor space - Self-service Library - Leisure including sport pitches/community pavilion and MUGA - Neighbourhood centre: retail, leisure and workspace - Sustainable transport measures and provision - Allotments - Orchard 	<ul style="list-style-type: none"> - Extra Care housing provision - All-through school with 2FE at Primary and 4FE at Secondary, with or without Sixth Form, with early Years and potential SEND - Play space - Informal outdoor space - Self-service Library - Leisure - Sustainable transport measures and provision - Healthcare provision - Community facilities - Wastewater infrastructure 	<ul style="list-style-type: none"> - Extra Care housing provision - All-through school with 2FE at Primary and 4FE at Secondary, with or without Sixth Form, with early Years and potential SEND - Play space - Informal outdoor space - Leisure - Sustainable transport measures and provision - Healthcare provision - Community facilities - Wastewater infrastructure 	<ul style="list-style-type: none"> - Extra Care housing provision - 2FE Primary School and SEND - New Village centre with local facilities and workspace - Country Park - Associated landscaping and infrastructure works - recreation facilities and green spaces - New connectivity to existing pedestrian and cycle routes 	<ul style="list-style-type: none"> - Not specified - Potential for Pedestrian and cycle links to High Street
Off-site infrastructure proposed	<ul style="list-style-type: none"> - Sustainable transport measures and provision - Highways works 	<ul style="list-style-type: none"> - Sustainable transport measures and provision - Highways works 	<ul style="list-style-type: none"> - Sustainable transport measures and provision - Highways works - Sewage Treatment facility 	<ul style="list-style-type: none"> - Highways works - Enhanced bus services 	<ul style="list-style-type: none"> - Not specified

		Land to the west of Burgess Hill/ North of Hurstpierpoint (740)	Land at Crabbet Park (18)	Land to the south of Reeds Lane, Sayers Common (799)	Land at Ansty Farm, Ansty (736)	Land at Hangman's Acre and Little Walstead, Lindfield (1147)
Sustainability (Facilities within 20-minutes from site centre)	<i>Existing community facilities (halls, pub, church, etc)</i>	1 Leisure Centre 1 Place of Worship 2 Public Houses	1 Hotel 1 Leisure Centre	1 Village Hall	1 Village Hall 1 Place of Worship 1 Public House	1 Village Hall 3 Places of Worship 3 Public Houses
	<i>Existing Employment (SA34 sites)</i>	5 employment sites	2 employment sites	6 employment sites	None	1 employment site
	<i>Existing Health</i>	1 GP Surgery	None	None	None	1 GP Surgery
	<i>Existing Retail (Local convenience Main service centre)</i>	2 Convenience Stores 1 Supermarket	1 Convenience Store	1 Convenience Store	1 Convenience Store	2 Convenience Stores Village High Street
	<i>Existing education</i>	2 Primary Schools 1 Secondary School (excludes future planned provision at Brookleigh)	None	1 Primary School	None	2 Primary Schools
	<i>Existing public transport e.g. bus/train</i>	25 bus stops	8 bus stops	5 bus stops	4 bus stops	11 bus stops
Environmental constraints	Ancient Woodlands: 6.8% Flood Zone 2 & 3: 2.3% Surface Water Flooding: 3.7% Trees subject to planning conditions: 6.6%	Ancient Woodlands: 22.4% Flood Zone 2: 1.9% TPOs: 6 Trees + 0.6% Surface Water Flooding: 4.1%	Surface Water Flooding: 6.5%	Ancient Woodlands: 14.3% Flood Zone 2: 1.6% AONB: 50.8% (country park element) Surface Water Flooding: 4.1%	Ancient Woodlands: 2% Ashdown Forest: 27.3% Flood Zone 2 & 3: 10.8% Surface Water Flooding: 4.2%	
BNG % expected	20%	Minimum 10%	'In excess of' 10%	20%	Minimum 10%	

	Land to the west of Burgess Hill/ North of Hurstpierpoint (740)	Land at Crabbet Park (18)	Land to the south of Reeds Lane, Sayers Common (799)	Land at Ansty Farm, Ansty (736)	Land at Hangman's Acre and Little Walstead, Lindfield (1147)
Heritage	No impact to a CA. Listed Buildings within proximity to the site. Less than substantial harm – Low impact. Potential for suitable mitigation.	No impact to a CA. 1 Listed Building onsite; Less than substantial harm – High impact. Potential for suitable mitigation.	No impact to a CA. Listed Buildings within proximity to the site. Less than substantial harm – ranging from Low to High impact. Potential for suitable mitigation.	No impact to a CA. Listed Buildings within proximity to the site. Less than substantial harm – High to Medium impact. Potential for suitable mitigation	Heritage Impact Assessment provided. Site would affect setting of CA. LSH: Low to CA and listed building. Relief Road would be a significant and important heritage benefit to High Street.
	LBs On site: N/A	LBs On site: Grade II Ley House, Old Hollow, Copthorne (within Eastern side)	LBs On site: N/A	LBs On site: N/A	LBs On site: N/A
	LBs Off site: - Grade II North End Farm, Cuckfield Road, Hurstpierpoint (adjacent, West) - Grade II The Sportsman, Cuckfield Road, Goddards Green (Opposite, North)	LBs Off site: - Grade II* Crabbett Park House and Orangery, Turners Hill Road, Turners Hill (Adj. West) - Grade II Peartree Cottage, Crabbet Park, Turners Hill Road (Adj. West) - Grade II Rushmore Cottage, Turners Hill Road, Turners Hill (Opposite, South) - Grade II Rowfant Mill and Cottage, Old Hollow, Copthorne (Opposite, East)	LBs Off site: - Grade II Wellington Cottage, Henfield Road, Albourne (Opposite, South-West) - Grade II North Pottersfield Cottage and South Pottersfield Cottage, Henfield Road, Albourne (South-East)	LBs Off site: - Grade II West Riddens Farm, Burgess Hill Road, Ansty (South) - Grade II Mackrells Farm Cottage, Copyhold Lane, Cuckfield (adj. East) - Grade II Lodge Farmhouse, Copyhold Lane, Cuckfield (East) - Grade II Highbridge Mill, Cuckfield Road, Ansty (adj. North-West) - Grade II Old Place and The Barn House, Cuckfield Road, Ansty (adj. Centre)	LBs Off site: - Grade II* Little Walstead Farm, East Mascalls Lane, Lindfield (East) - Grade II Tythe Cottage, Scaynes Hill Road, Lindfield, Haywards Heath (South-East)

	Land to the west of Burgess Hill/ North of Hurstpierpoint (740)	Land at Crabbet Park (18)	Land to the south of Reeds Lane, Sayers Common (799)	Land at Ansty Farm, Ansty (736)	Land at Hangman's Acre and Little Walstead, Lindfield (1147)
				- Grade II Mount Noddy Cottage, Cuckfield Road, Ansty (West)	
Landscape	Not within a landscape designation	Adjacent to AONB	Not within a landscape designation	Within AONB (country park element)	Adjacent to AONB
Sustainable transport measures	Link into shared route to Burgess Hill town centre. Green travel corridors for active travel. Potential quiet lane (High Hatch Lane) for pedestrian/ cycle users. Mobility hub.	Dedicated pedestrian/ cycle lane (Old Hollow). Green travel corridors for active travel. Prioritising active and sustainable travel connections (Three Bridges train station, Crawley Town Centre. Links to Worth Way. Mobility hub.	Link into shared route from Sayers Common to Burgess Hill town centre, via DPSC1. Potential creation of quiet lanes. Sustainable travel corridor through site. Bus route improvements through site. Mobility hub.	Pedestrian/ cycle routes set within green corridors; links to local centre and existing settlement and wider area. Mobility hub. Potential new bus route.	Indicative new pedestrian/ cycle links
Assessment against Strategy	Pillar 3 - Growth at existing settlements where it continues to be sustainable to do so.	Pillar 3 - Growth at existing settlements where it continues to be sustainable to do so.	Pillar 4 - Opportunities for extensions, to improve sustainability of existing settlements that are currently less sustainable	Pillar 4 - Opportunities for extensions, to improve sustainability of existing settlements that are currently less sustainable	Pillar 3 - Growth at existing settlements where it continues to be sustainable to do so.

	Land to the west of Burgess Hill/ North of Hurstpierpoint (740)	Land at Crabbet Park (18)	Land to the south of Reeds Lane, Sayers Common (799)	Land at Ansty Farm, Ansty (736)	Land at Hangman's Acre and Little Walstead, Lindfield (1147)
Delivery Trajectory / timescales/ phasing	Single ownership. 1,350 dwellings within plan period.	Multiple landowners in collaboration agreement. 2,300 dwellings, 1,500 in plan period. 3-4 outlets; 200-240 dpa.	Single ownership. 2,000 dwellings; 1,850 in plan period.	Single ownership. Approx. 1,550 dwellings. 2 outlets, 200dpa.	Unknown. Multiple landowners, no option agreement in place.
Developer partner/ housebuilder onboard?	Yes, Thakeham	No.	Yes, Berkeley	No. Sale following outline permission.	No
Neighbourhood Plan designations/ policies	<u>Burgess Hill:</u> G2: The Green Circle, G6: Footpath and Cycle Links <u>Hurstpierpoint and Sayers Common:</u> C3: Local Gaps and Preventing Coalescence H1: HP and SC new housing development H5: Development principles H6: Housing sites infrastructure and environmental impact assessment H7: Affordable Homes H8: Small dwellings	<u>Worth Copthorne:</u> CPN10 CA3: Copthorne Common and Woodland	<u>Albourne:</u> ALC1: Conserving and enhancing character. ALC3: Local Gaps and Preventing Coalescence	<u>Ansty and Staplefield:</u> AS2: Local Gaps – Preventing Coalescence AS4: Housing Mix	<u>Lindfield Rural:</u> Contrary to Policy 1: A Spatial Plan for the Parishes

Land at Ansty Farm, Cuckfield Road, Ansty

3.8 The site was promoted for 1,600 dwellings at Regulation 18 stage and proposed the following on-site infrastructure:

- Primary School
- Leisure
- Neighbourhood Centre
- Community Facilities
- Self/Custom Build
- Sports Pitches
- Allotments and Community Orchard
- Village Park
- Country Park

3.9 The village of Ansty does not contain a Primary School, GP surgery or village centre with convenience retail. No current residents are within a 15-minute walk of these facilities or services. Provision of such facilities on a site of this scale would have the potential for existing residents to be able to travel sustainably for their day-to-day needs and reduce reliance on the private car. The proposal includes a new road along the southern boundary of the site which would act as a relief road for Ansty village linking Burgess Hill with Cuckfield.

3.10 There are no significant constraints on the site that would impact the deliverability of the site in principle. The site is not within flood zone 2/3, there are no biodiversity designations within or close to the site. The areas of ancient woodland within the site can be protected, as can the setting of the listed building. An area of 99 hectares of land within the AONB is proposed as managed country park, any future management plan would need to be consistent with the objectives of the High Weald AONB management Plan.

3.11 The Mid Sussex Transport Study at Regulation 18 stage (Scenario 4) considered the implications of this site. It showed the following 4 junctions are likely to be 'severe' (in NPPF terms). These 4 junctions are not forecast to be severe in a transport scenario that does not include the Ansty site; the impact is therefore likely to be generated by the Ansty site alone.

	Without Mitigation		With Mitigation	
	Total over capacity demand	Ave. change in delay in seconds	Total over capacity demand	Ave. change in delay in seconds
Junction C6 - Cuckfield - B2036 / Ardingly Road, Whitemans Green	561	248	406	225
Junction C13 - A272 Rocky Lane / B2112	86	84	80	69
Junction C15 - B2272 / Bolnore Road	321	161	186	85
Junction C16 - A272 / B2272	264	177	238	135

- 3.12 The first priority is to achieve mitigation by sustainable measures. Whilst the level of sustainable mitigation modelled within the Transport Study does show a reduction, it is not substantial. The findings of this report mean it is likely that levels of sustainable mitigation well beyond the amount modelled would be required, and this is not likely to be feasible or justified.
- 3.13 If sustainable mitigation cannot be achieved, physical interventions are required. Each of the above junctions has been looked at carefully to assess potential for physical mitigation. There is likely to be insufficient land available to amend the design of the junctions in question to increase capacity, bearing in mind some of the junctions are severely over capacity. Physical mitigation may help increase capacity, but this would also need to accord with the County Council's strategic aims and not encourage private car journeys.
- 3.14 Identification of severe impacts at Regulation 18 stage does not automatically rule out a site for allocation if there is some prospect that the impacts can be effectively mitigated. However, following discussions with WSCC and SYSTRA, officers conclude that seeking additional sustainable mitigation is unlikely to solve the severe issues and that there is no evidence to suggest physical mitigation is achievable given land constraints, likely costs, and limited benefit (i.e. would not sufficiently reduce traffic volumes to within capacity).
- 3.15 The site promoters submitted further information during the Regulation 18 consultation and in subsequent submissions ahead of Regulation 19 stage. The site has now been promoted for a lower yield (approximately 1,450 dwellings) with the addition of a Special Educational Needs (SEN) school. A "Planning Scoping Report (Transport)" has been submitted that considers the findings of the Mid Sussex Transport Study scenario 4 in the context of a lower yield and some further testing carried out by the promoter.
- 3.16 The initial work suggests that the issues at junctions C6 and C16 would be within capacity. However, junctions C13 and C15 will require physical highways works which the developer contends could resolve the capacity issues. These suggested mitigations have not been re-tested within the most recent Mid Sussex Transport Model and are not approved by the highways authority.
- 3.17 The Council is therefore still concerned that there are significant uncertainties in transport terms regarding this site. Due to its location, opportunities for sustainable transport mitigation are not likely to be as effective as other sites promoted for inclusion.

Conclusion: Do not allocate

Land to the West of Burgess Hill / North of Hurstpierpoint

- 3.13 The site has been proposed for 1,350 dwellings and proposed on-site infrastructure includes:
- Primary School
 - Employment
 - Extra care and older persons' accommodation

- Leisure
- Retail

- 3.14 This site is located on the edge of Burgess Hill, the district's largest town where a range of services and facilities and public transport exist. In order to be self-sustaining, the site also proposes on-site infrastructure to serve day-to-day needs.
- 3.15 The site is also adjacent to a 2018 District Plan employment allocation (DP9 at the Northern Arc known as 'The Hub') which is currently under construction, with some elements complete. It is also within walking distance of the proposed Science and Technology Park, a 50ha broad location identified in the 2018 District Plan and allocation defined within the Site Allocations DPD (SA 9) There are therefore numerous opportunities for future residents of this site to be able to work close to where they live, without relying on the private car.
- 3.16 There are no significant constraints on the site that would impact the deliverability of the site. Small parts of the site lie within flood zone 2/3, these areas are outside the developable area of the site. There are no biodiversity designations within or close to the site. The areas of ancient woodland within the site can be protected and impacts of development mitigated.

Conclusion: Propose for allocation

Land at Crabbet Park, Old Hollow, Copthorne

- 3.17 The site has been proposed for a total of approximately 2,000⁵ dwellings, 1,500 in the plan period, and proposed on-site infrastructure includes:
- Primary School
 - Employment
 - Extra care and older persons' accommodation
 - Leisure
 - Retail
 - Healthcare provision
- 3.18 The site lies close to the village of Copthorne, but most of the site will not be within easy walking distance of the facilities in Copthorne. In order to be self-sustaining, the site proposes on-site infrastructure to serve day-to-day needs.
- 3.19 There are no significant constraints on the site that would impact the deliverability of the site. Small parts of the site lie within flood zone 2/3, these areas are outside the developable area of the site. There are no biodiversity designations within or close to the site. The areas of ancient woodland within the site can be protected and as can the setting of the listed building within the site boundary.

Conclusion: Propose for allocation

⁵ Total yield of site reduced between Regulation 19 and Regulation 19 from 2,300 dwellings.

Land to the south of Reeds Lane, Sayers Common

- 3.20 The site has been proposed for a total of 2,000 dwellings and proposed on-site infrastructure includes:
- Primary School
 - Employment
 - Extra care and older persons' accommodation
 - Gypsy and Traveller accommodation
 - Leisure
 - Retail (2,000-4,000 sqm)
 - Commercial (5,000-9,000 sqm)
 - Healthcare Provision
 - Community Facility
- 3.21 The village of Sayers Common does not contain a Primary School, GP surgery or village centre with convenience retail. No current residents are within a 20-minute walk of these facilities or services. Provision of such facilities on a site of this scale will have the potential for existing residents to be able to travel sustainably for their day-to-day needs and reduce reliance on the private car.
- 3.22 There are no significant constraints on the site that would impact the deliverability of the site. There are no areas of the site affected by flood zone 2/3. There are no biodiversity designations, areas of ancient woodland within or close to the site. There are no heritage assets within the site.

Conclusion: Propose for allocation

Broad location West of A23

- 3.23 The site has been proposed for a total of 2,000 dwellings, 900 in the plan period⁶. This site formed part of a much larger proposal for a new settlement, which crossed the administrative boundary into Horsham District. and the proposed on-site infrastructure includes:
- Primary School
 - GP
 - Retail
 - Employment
- 3.24 The site is not sustainably located in relation to existing services and facilities and provision of only 900 dwellings within the plan period is not likely to provide sufficient facilities and services to be self-sustaining. In addition, no detail has been provided to demonstrate infrastructure issues relating to transport and sewerage can be resolved. A site of this scale, at this location would need significant

⁶ This site formed part of a proposed new settlement crossing into Horsham District. The element within Horsham District is no longer being promoted in this Plan period.

investment in the highway network including link roads to and junctions on the A23. This means that deliverability of the site cannot be demonstrated.

- 3.25 There are also doubts about the availability of the site, as there was no representation from the site promoter during the Regulation 18 District Plan consultation and land within Horsham District is no longer being promoted.
- 3.26 There are no significant environmental constraints on the site that would impact the deliverability of the site. Small parts of the site lie within flood zone 2/3, these areas are outside the developable area of the site. There are no biodiversity designations within or close to the site. The areas of ancient woodland within the site can be protected. The site would be visible from the South Downs National Park, the Council is not satisfied that there would be no adverse impact on the setting of the Souths Down National Park.

Conclusion: Do not allocate

Land at Hangman's Acre Farm and Little Walstead, Lindfield

- 3.27 The site was submitted to the Regulation 18 consultation for a residential-led development. In the absence of a suggested dwelling yield, a 30 dwelling per hectare(dph) density measure was applied to give 1,722 dwellings. The submission also identified potential on-site infrastructure:
- Primary school
 - Healthcare facilities
 - Relief road for Lindfield High Street
 - Pedestrian/ cycle links
 - New woodland area
- 3.28 The site is a combination of four sites, in different landownerships, previously promoted to the District Council but not taken forward as proposed allocations within the Regulation 18 District Plan. Together the four sites wrap around the eastern edge of Lindfield.
- 3.29 The promotion of the combined site is led by the site promoter for the larger site 1096: Land at Hangman's Acre Farm. In their submission, the promoter confirms that the landowners of the other three sites (498: Land northeast of Lindfield, 983: Land at Walstead Grange and 1049: Little Walstead Grange (north parcel)) are aware of the submission to combine the sites and are broadly supportive. However, at this stage it is not clear if there is a formal agreement to delivering the sites together or as one joint site. The availability and deliverability are therefore unknown. Furthermore, given the very early stage of the combined sites' promotion, there is a lack of supporting evidence as well as uncertainty regarding the quantum and uses for the site.
- 3.30 Apart from the unknown availability, there appear to be no other significant constraints that would impact the deliverability of the site. The site has areas of flood zone 2/3 and there is ancient woodland along part of the southern boundary. The site is partly adjacent to the Lindfield Conservation Area and there are several

listed buildings adjacent or in close proximity to the site. The site's eastern boundary is also partially adjacent to the AONB. Further investigations into the above identified constraints are needed to understand the potential impacts and the deliverability of the site.

Conclusion: Do not allocate

Land east and west of Malthouse Lane, Burgess Hill

- 3.31 The site was previously proposed for 1,800 dwellings and associated on-site infrastructure. During the Regulation 18 consultation the site promoter submitted updated supporting documents, this included detailed master planning which showing a reduced yield. The site is now being promoted for 750 dwellings with on-site primary school and multi-functional local neighbourhood centre. The site now falls below the 1,000+ dwelling threshold for a significant site, it is therefore now considered alongside other non-significant sites.
- 3.32 This site is located on the south west edge of Burgess Hill, the district's largest town where a range of services and facilities and public transport exist. The site proposal includes some onsite infrastructure to support a self-sustaining development.

Conclusion: Do not allocate

Significant Sites: Conclusion

- 3.33 The primary purpose of allocating sites for housing in the District Plan is to meet the Council's identified need for housing. The submission draft District Plan sets out a strategy to guide such allocations, in order to ensure that development within Mid Sussex is sustainably located and meets the Plan's Vision and Objectives.
- 3.34 The Plan Strategy contains four key elements:
- Protection of the High Weald AONB;
 - Making effective use of land;
 - Growth at existing sustainable settlements where it continues to be sustainable to do so; and
 - Opportunities for extensions to improve sustainability of existing settlements.

- 3.35 The Council has considered the sites on an individual basis as well as how they perform against the Plan Strategy. Sites #18 Crabbet Park and #740 Land to the West of Burgess Hill / North of Hurstpierpoint are assessed as meeting the 3rd pillar of the Plan Strategy. They are adjacent to existing settlements which contain a wide range of services and facilities. Whilst the sites are proposed to be self-sustaining and provide their own services and facilities on site, they will benefit from being in proximity to a range of service and facilities that already exist – particularly public transport, education, health and employment. In addition, new services and facilities provided on-site will also benefit existing communities.
- 3.36 After application of the first three pillars of the Plan Strategy, the Council would not be able to demonstrate that it could meet its housing need. Therefore, a fourth pillar was included – “Opportunities for extensions to improve sustainability of existing settlements”.
- 3.37 Sites #736 Land at Ansty Farm and #799 Land south of Reeds Lane, Sayers Common have the potential to meet this element of the strategy. The Council is of the view that site #799 Land south of Reeds Lane, Sayers Common performs better of the two sites for the following reasons:
- The findings of the transport study conclude that there are no severe impacts directly associated with site #799 whereas there are outstanding concerns related to site #736.
 - Opportunities for sustainable transport improvements (and mitigation if required) have been identified for site #799 but not conclusive for site #736.
 - Site #799 is proposing Secondary education, a significant benefit for Sayers Common residents and the surrounding downland villages, relieving pressure on Downlands at Hassocks and reducing current journeys through Hurstpierpoint. Ansty is well served by secondary education (Warden Park, Oathall, Brookleigh) but will be largely reliant on private car/public transport to reach it.
 - Sayers Common is a Category 3 settlement which is categorised as having a limited range of services and facilities whereas Ansty is Category 4. Sayers Common’s greater population means there is more opportunity to improve sustainability for existing residents and contribute to reducing car journeys beyond the settlement (e.g. for education, small-scale retail and employment) by providing new facilities on-site.
 - Sayers Common already contains a number of existing employment opportunities (e.g. Avtrade and Kings Business Centre) which allows the community to live and work in close proximity.
 - Sayers Common has a range of smaller suitable sites for development, provision of the Sustainable Community site could enable integrated, master-planned growth across the settlement, unlocking sites that (on their own) may not be sustainably located.

- 3.38 After careful consideration of all of the above factors, plus the performance against the site selection criteria in accordance with the established methodology, the Council considers that site #799 Land south of Reeds Lane, Sayers Common is consistent with the fourth pillar of the Plan Strategy, whereas it is not currently conclusive that site #736 Ansty Farm is.

Housing Allocations

- 3.39 The following sites (fewer than 1,000 dwellings) progressed through stages 2(a)/ 2(b)/ 2(c) and were subject to further evidence base testing. These sites performed best against the methodology and evidence base as a whole (including Sustainability Appraisal) and are therefore concluded as the most sustainable and deliverable sites given all reasonable alternatives. Reasons for rejecting sites at all stages are set out in Appendix 4.
- 3.40 These sites are therefore proposed for allocation within the Submission Draft District Plan 2021 – 2039:

Table 2: Proposed Housing Allocations

DP Ref	SHLAA ID	Site	Settlement	Yield
DPA1	573	Batchelors Farm, Keymer Road	Burgess Hill	33
DPA2	1030	Land south of Apple Tree Close, Janes Lane		25
DPA3	1123	Burgess Hill Station		300
DPA4	198	Land off West Hoathly Road	East Grinstead	45
DPA5	858	Land at Hurstwood Lane	Haywards Heath	36
DPA6	508	Land at Junction of Hurstwood Lane and Colwell Lane		30
DPA7	556	Land east of Borde Hill Lane		60
DPA8	1121	Orchards Shopping Centre		100
DPA9	688	Land to west of Turners Hill Road	Crawley Down	350
DPA10	743	Hurst Farm, Turners Hill Road		37
DPA11	210	Land rear of 2 Hurst Road	Hassocks	25
DPA12	13	Land west of Kemps	Hurstpierpoint	90
DPA13	984	The Paddocks Lewes Road	Ashurst Wood	8
DPA14	1120	Land at Foxhole Farm	Bolney	200
DPSC4	1026	Land at Chesapeake and Meadow View, Reeds Lane	Sayers Common	33
DPSC5	601	Land at Coombe Farm, London Road		210
DPSC6	830	Land to the west of Kings Business Centre, Reeds Lane		100
DPSC7	1003	Land at LVS Hassocks, London Road		200
DPA15	1020	Ham Lane Farm House, Ham Lane	Scaynes Hill	30
DPA16	1148	Land west of North Cottages and Challoners, Cuckfield Road	Ansty	30
DPA17	784	Land to west of Marwick Close, Bolney Road		40
			TOTAL	1,982

Distribution

- 3.41 The updated District Plan period is 2021 – 2039. A modification to extend the Plan period to 2040 has been proposed upon submission of the Plan to the Planning Inspectorate.
- 3.42 The adopted and draft plan periods overlap with growth already planned. This includes future anticipated completions on allocations within the District Plan, Site Allocations DPD and 'Made' Neighbourhood Plan allocations and sites with extant planning permission. The following tables set out the future growth distribution within the district from all sources, for the plan period to 2040.

Table 3: Future Growth Distribution by Settlement

Settlement	Commitments (at 1st April 2024)	District Plan 2021 – 2040 Allocations	Total Housing Supply 2021 - 2040
Albourne	86	0	86
Ansty	17	70	87
Ardingly	41	0	41
Ashurst Wood	94	8	102
Balcombe	33	0	33
Bolney	18	200	218
Burgess Hill	4,944	1,708	6,652
Copthorne	110	1,500	1,610
Crawley Down	106	387	493
Cuckfield	81	0	81
East Grinstead	1,142	45	1,187
Handcross	70	0	70
Hassocks	651	25	676
Haywards Heath	738	226	964
Hickstead	1	0	1
Horsted Keynes	55	0	55
Hurstpierpoint	12	90	102
Lindfield	191	0	191
Pease Pottage	88	0	88
Sayers Common	66	2,543	2,609
Scaynes Hill	21	30	51
Sharpthorne	43	0	43
Slaugham	8	0	8
Staplefield	1	0	1
Turners Hill	60	0	60
Twineham	9	0	9
Warninglid	5	0	5
West Hoathly	5	0	5
TOTAL	8,696	6,832	15,528

Table 4: Future Growth Distribution by Parish

Parish	Commitments (at 1st April 2024)	District Plan 2021 – 2040 Allocations	Total Housing Supply 2021 - 2040
Albourne	86	2,000	2086
Ansty and Staplefield	48	130	178
Ardingly	41	0	41
Ashurst Wood	94	8	102
Balcombe	33	0	33
Bolney	18	200	218
Burgess Hill	4,914	358	5,272
Cuckfield	81	0	81
East Grinstead	1,142	45	1,187
Hassocks	651	25	676
Haywards Heath	738	166	904
Horsted Keynes	55	0	55
Hurstpierpoint and Sayers Common	78	1,983	2,061
Lindfield	0	0	0
Lindfield Rural	212	30	242
Slaugham	170	0	170
Turners Hill	60	0	60
Twineham	11	0	11
West Hoathly	48	0	48
Worth	216	1,887	2,103
TOTAL	8,696	6,832	15,528

Appendices *(see separate documents)*

Appendix 1 – Assessment Criteria

Appendix 2 – Response to ‘Fact checking’ exercise

Appendix 3 – Site Assessment Proformas

Appendix 4 – Site Assessment Conclusions by Settlement

Appendix 5 – Response to Regulation 18 Omission Site comments