

Appendix 4 – Site Assessment Conclusions by Settlement

ALBOURNE 3

ANSTY 5

ARDINGLY 9

ASHURST WOOD 11

BALCOMBE 13

BOLNEY 15

BROOK STREET 21

BURGESS HILL 22

COPTHORNE 27

CRAWLEY DOWN 30

CUCKFIELD 37

EAST GRINSTEAD 40

HANDCROSS 45

HASSOCKS 47

HAYWARDS HEATH 50

HICKSTEAD 56

HORSTED KEYNES 57

HURSTPIERPOINT 61

LINDFIELD 65

PEASE POTPAGE 68

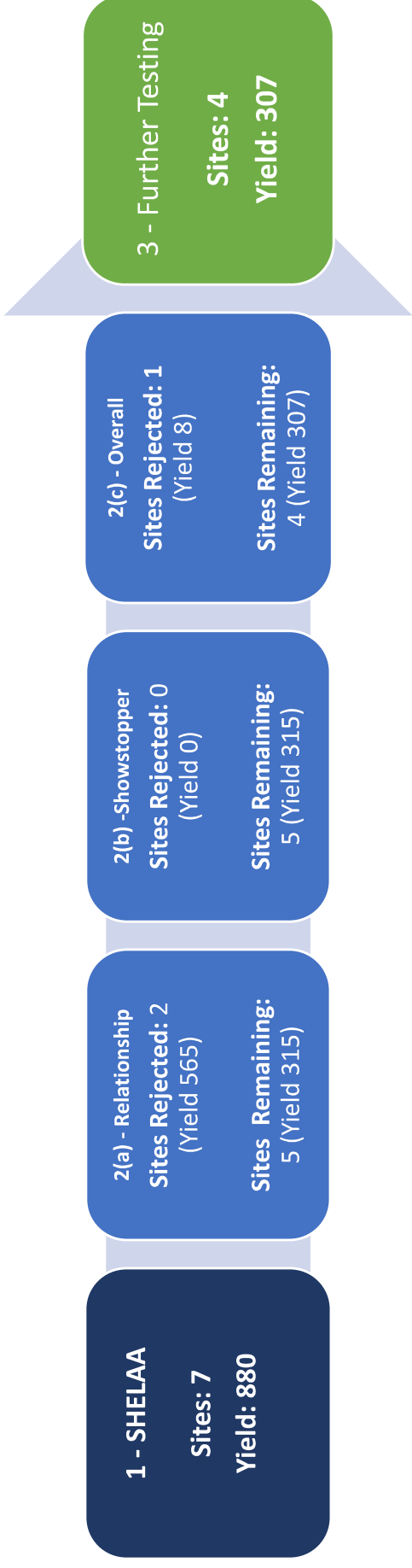
SAYERS COMMON 71

SCAYNES HILL 74

SHARPTHORNE 76

SLAUGHAM..... 78
STAPLEFIELD..... 79
TURNERS HILL 81
TWINEHAM 83
WALSTEAD..... 85
WARNINGLID..... 86
WEST HOATHLY 87

ALBOURNE



Sites Rejected at Stage 2(a) – Relationship to Settlements

ID	Site	Yield	Conclusion
788	Q Leisure, The Old Sandpit, London Road, Albourne	250	The site is disconnected from the defined built-up area and settlement boundary. Development of the site does not meet the requirements of 'achieving sustainable development' (NPPF, Chapter 2). The site is therefore considered unsuitable and has been excluded from further assessment.
1124	West House Farm, Henfield Road	315	The site is disconnected from the defined built-up area and settlement boundary. Development of the site does not meet the requirements of 'achieving sustainable development' (NPPF, Chapter 2). The site is therefore considered unsuitable and has been excluded from further assessment.

Sites Rejected at 2(b) – Showstoppers

ID	Site	Yield	Conclusion
	No sites		

Sites Rejected at 2(c) – Overall Assessment against Criteria

ID	Site	Yield	Conclusion
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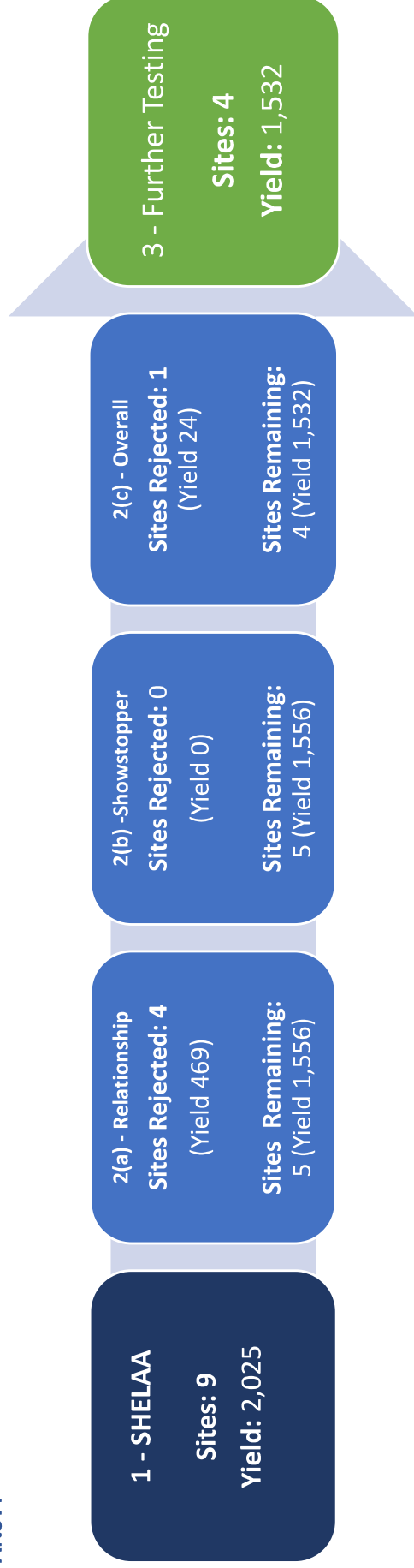
775	Grange View House, London Road, Albourne	8	Loss of employment from redevelopment of site. Site in use as open storage. Conflict with SA34 safeguarding existing employment sites. Considerations: <ul style="list-style-type: none"> Neutral impact on setting of listed buildings.
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Stage 3 – Further Testing: Conclusions

ID	Site	Yield	Conclusion
789	Phase 1 Swallows Yard, London Road, Albourne	46	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. However, in combination with the significant site allocation at Sayers Common this site is not suitable for allocation in the District Plan 2021 – 2039 Proposed Submission.
986	Land to the West of Albourne Primary School Henfield Road Albourne	125	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. However, in combination with the significant site allocation at Sayers Common this site is not suitable for allocation in the District Plan 2021 – 2039 Proposed Submission.
1063	Phase 2 Swallows Yard, London Road Albourne	46	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.
1146	Swallows Yard (Phases 1&2), London Road	<p>However, in combination with the significant site allocation at Sayers Common this site is not suitable for allocation in the District Plan 2021 – 2039 Proposed Submission.</p> <p>Combined sites 789 and 1063 to consider their suitability as one site.</p> <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>However, in combination with the significant site allocation at Sayers Common this site is not suitable for allocation in the District Plan 2021 – 2039 Proposed Submission.</p>

ANSTY



Sites Rejected at Stage 2(a) – Relationship to Settlements

ID	Site	Yield	Conclusion
643	Land at Oak Tree Farm and West Wriddens, Burgess Hill Road, Ansty	36	The site is disconnected from the defined built -up area and settlement boundary. Development of the site does not meet the requirements of 'achieving sustainable development'. (NPPF, Chapter 2). The site is therefore considered unsuitable and has been excluded from further assessment.
790	Deaks Manor, Deaks Lane, Cuckfield, RH17 5JA	400	The site is disconnected from the defined built -up area and settlement boundary. Development of the site does not meet the requirements of 'achieving sustainable development'. (NPPF, Chapter 2). The site is therefore considered unsuitable and has been excluded from further assessment.
792	Land at Ansty Farm (Site C), Deaks Lane, Ansty	25	The site is disconnected from the defined built -up area and settlement boundary. Development of the site does not meet the requirements of 'achieving sustainable development'. (NPPF, Chapter 2). The site is therefore considered unsuitable and has been excluded from further assessment.
1029	Land at Greenacre, Deaks Lane, Ansty	8	The site is disconnected from the defined built -up area and settlement boundary. Development of the site does not meet the requirements of 'achieving sustainable development'. (NPPF, Chapter 2). The site is therefore considered unsuitable and has been excluded from further assessment.

Sites Rejected at 2(b) – Showstoppers

ID	Site	Yield	Conclusion
	No sites		

Sites Rejected at 2(c) – Overall Assessment against Criteria

ID	Site	Yield	Conclusion
630	Land at Little Orchard, Cuckfield Road, Ansty	24	The site has significant tree coverage which would be lost if the site were to be developed. In addition Access to a main service centre is only likely by private car with access to

				primary school and health centre greater than a 20 minutes' walk. This site is therefore considered unsuitable and has been excluded from further assessment.
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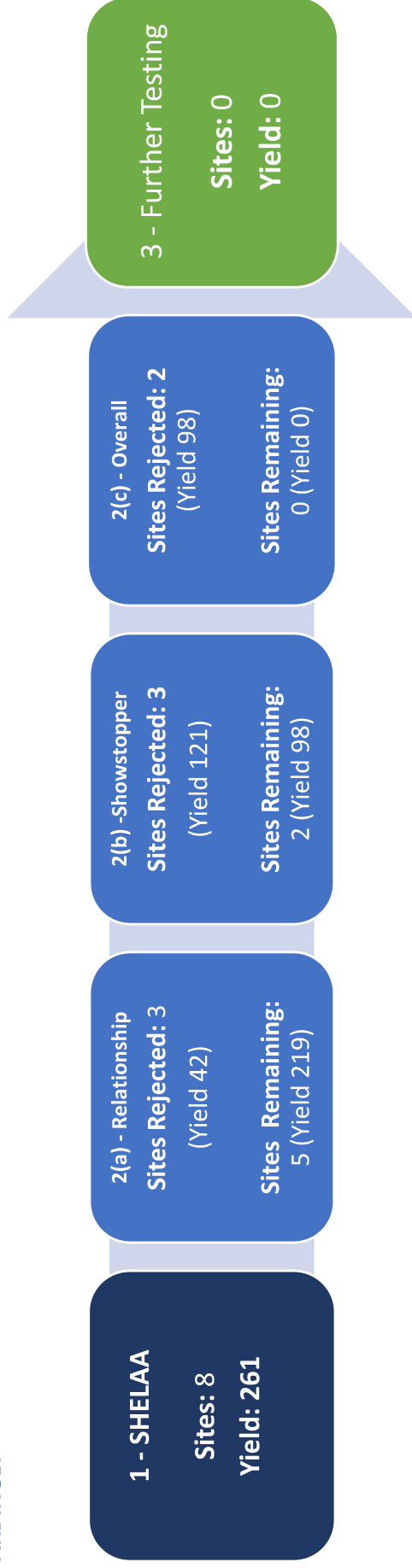
Stage 3 – Further Testing: Conclusions

ID	Site	Yield	Conclusion
631	Land at Ansty Fields and rear of North Cottages, Cuckfield Road, Ansty	0	Site promoted for 21 dwellings, removed to avoid duplication. Overlap with site 1148: Land west of North Cottages and Challoners which is allocated for development in the District Plan 2021-2039.
736	Broad location North and East of Ansty	1450	<p>The Sustainability Appraisal concludes that, overall, the site represents a sustainable option for allocation. 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>The transport modelling undertaken to date for the District Plan Review indicates that there are 12 'severe' impacts on the highways network when accounting for mitigation measures. The main contributor to 8 of these is this site. The Transport Study results also show that 4 of the junctions affected are likely to be solely impacted by this site. Further work, including transport testing based on the reduced yield, was submitted by the site promoter at Regulation 18. The initial conclusions of this work suggest that 2 of the 4 junctions will now be within capacity with the remaining junctions capable of being resolved through physical highways works. However, the above has not been retested in the most recent strategic transport model, it has also not been signed off by the highways authority. As such, officers still consider there to be significant uncertainties in transport terms.</p> <p>Therefore, it is concluded that this site is not suitable for allocation in the District Plan 2021 – 2039 Proposed Submission.</p>
784	Land to the west of Marwick Close, Bolney Road Ansty	45	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

			<p>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 Proposed Submission (DPA17).</p>
1135	Land rear of Challoners, Cuckfield Road	0	Site promoted for 9 dwellings. Overlap with site 1148: Land west of North Cottages and Challoners which is allocated for development in the District Plan 2021-2039.
1141	Land west of Cuckfield Road	6	<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>The proposed development would extend the built up area in a linear pattern. The site and wider field form a significant and surviving part of the rural setting to the Grade II listed building opposite. As such, the site is not considered suitable in combination with the other sites proposed for allocation.</p>
1148	Land west of North Cottages and Challoners	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 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>

		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 Proposed Submission (DPA16).
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ARDINGLY



Sites Rejected at Stage 2(a) – Relationship to Settlements

ID	Site	Yield	Conclusion
584	Bawtry - Little London - Ardingly	7	The site is disconnected from the defined built -up area and settlement boundary. Development of the site does not meet the requirements of 'achieving sustainable development'. (NPPF, Chapter 2). The site is therefore considered unsuitable and has been excluded from further assessment.
671	Land at Lywood Depot (WSCC), Lindfield Road, Ardingly	30	The site is disconnected from the defined built -up area and settlement boundary. Development of the site does not meet the requirements of 'achieving sustainable development'. (NPPF, Chapter 2). The site is therefore considered unsuitable and has been excluded from further assessment.
831	Gardeners Arms, Selsfield Road, Ardingly	5	The site is disconnected from the defined built -up area and settlement boundary. Development of the site does not meet the requirements of 'achieving sustainable

			development'. (NPPF, Chapter 2). The site is therefore considered unsuitable and has been excluded from further assessment.
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Sites Rejected at 2(b) – Showstoppers

ID	Site	Yield	Conclusion
261	Land east of High Street and Lindfield Road Ardingly	40	Areas of Outstanding Natural Beauty (AONB) should be protected and enhanced. The site is located within the High Weald AONB. Development of the site would cause detrimental impact to the AONB and should be avoided. (NPPF Para's 176,177) The site is therefore considered unsuitable for development and has been excluded from further assessment.
495	Butchers Field, south of Street Lane, Ardingly	31	Areas of Outstanding Natural Beauty (AONB) should be protected and enhanced. The site is located within the High Weald AONB. Development of the site would cause detrimental impact to the AONB and should be avoided. (NPPF Para's 176,177) The site is therefore considered unsuitable for development and has been excluded from further assessment.
691	Land east of High Street, Ardingly	50	Transport issues should be considered from the earliest stages of plan-making and development proposals. An assessment of the site has identified severe access issues that are unlikely to be mitigated. The site is therefore considered unsuitable for development and has been excluded from further assessment.

Sites Rejected at 2(c) – Overall Assessment against Criteria

ID	Site	Yield	Conclusion
568	Middle Lodge and land to south, Lindfield Road, Ardingly	60	Areas of Outstanding Natural Beauty (AONB) should be protected and enhanced. The site is located within the High Weald AONB. Development of the site would cause moderate impact on the AONB but is likely to result in major development causing a detrimental impact to the AONB and should be avoided. (NPPF Para's 176,177)

			The site is therefore considered unsuitable for development and has been excluded from further assessment.
1076	North Field College Road Ardingly	38	This site is currently in use as playing fields associated with Ardingly College. NPPF para 99 states existing playing fields should not be built on unless it is shown land to be surplus to requirements; would be replaced by better provision or the alternative development would outweigh the loss. These tests have not been met. The site is therefore considered unsuitable for development and has been excluded from further assessment.

Stage 3 – Further Testing: Conclusions

ID	Site	Yield	Conclusion
	No sites		

ASHURST WOOD



Sites Rejected at Stage 2(a) – Relationship to Settlements

ID	Site	Yield	Conclusion
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724	Land at Truscott Manor, Hectors Lane, East Grinstead	120	The site is disconnected from the defined built-up area and settlement boundary. Development of the site does not meet the requirements of 'achieving sustainable development'. (NPPF, Chapter 2). The site is therefore considered unsuitable and has been excluded from further assessment.
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Sites Rejected at 2(b) – Showstoppers

ID	Site	Yield	Conclusion
186	Land east of Beeches Lane, Ashurst Wood	40	Areas of Outstanding Natural Beauty (AONB) should be protected and enhanced. The site is located within the High Weald AONB. Development of the site would cause detrimental impact to the AONB and should be avoided. (NPPF Para's 176,177) The site is therefore considered unsuitable for development and has been excluded from further assessment.
207	Land at Dirty Lane/Hammerwood Road, Ashurst Wood	9	Areas of Outstanding Natural Beauty (AONB) should be protected and enhanced. The site is located within the High Weald AONB. Development of the site would cause detrimental impact to the AONB and should be avoided. (NPPF Para's 176,177) The site is therefore considered unsuitable for development and has been excluded from further assessment.
634	Land west of Dirty Lane, Ashurst Wood	15	Areas of Outstanding Natural Beauty (AONB) should be protected and enhanced. The site is located within the High Weald AONB. Development of the site would cause detrimental impact to the AONB and should be avoided. (NPPF Para's 176,177) The site is therefore considered unsuitable for development and has been excluded from further assessment.

Sites Rejected at 2(c) – Overall Assessment against Criteria

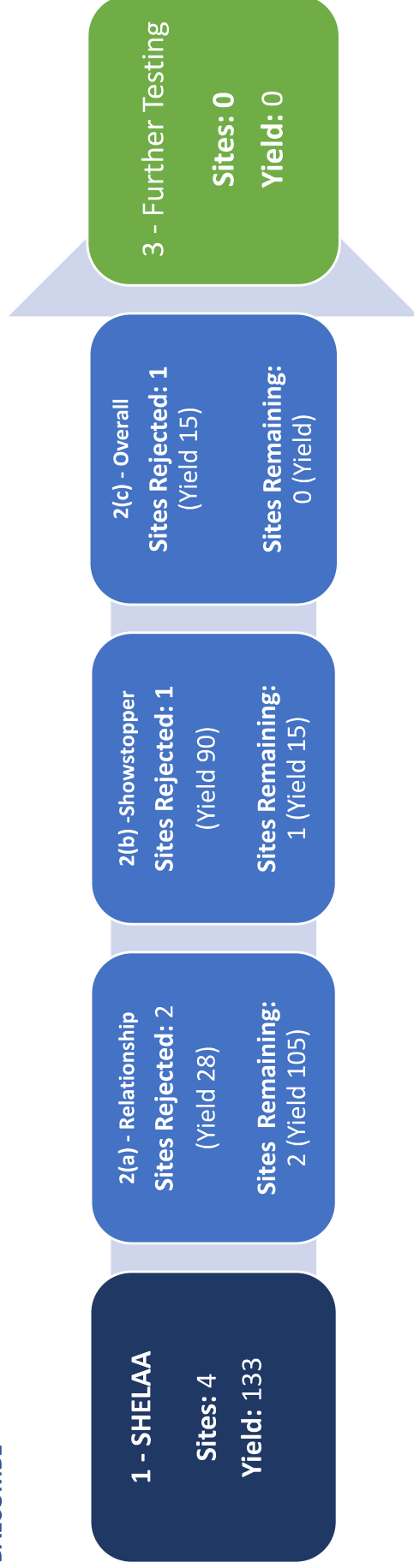
ID	Site	Yield	Conclusion
997	Ivy Dene Industrial Estate, Ivy Dene Lane, Ashurst Wood	18	A number of small businesses operate from the site. Conflict with SA34 safeguarding existing employment sites.

			The site is therefore considered unsuitable for development and has been excluded from further assessment.
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Stage 3 – Further Testing: Conclusions

ID	Site	Yield	Conclusion
984	The Paddocks Lewes Road Ashurst Wood	8-12	The Sustainability Appraisal concludes that, overall, the site represents a sustainable option for allocation. The transport modelling undertaken to date for the District Plan Review does not indicate that there will be any showstoppers, associated with the development of this site. The HRA does not identify any likely significant effect on the Ashdown Forest SPA and SAC, subject to appropriate mitigation. In terms of air quality, there are currently no anticipated significant effects on the Stonepound Crossroads AQMA, or adverse impacts on the Ashdown Forest. In light of the above, it is considered that the site represents a suitable option for allocation. Therefore this site is allocated in the District Plan 2021 – 2039 Proposed Submission (DPA13).

BALCOMBE



Sites Rejected at Stage 2(a) – Relationship to Settlements

ID	Site	Yield	Conclusion
25	The Walled Garden, behind the Scout Hut, London Road, Balcombe	8	The site is disconnected from the defined built -up area and settlement boundary. Development of the site does not meet the requirements of 'achieving sustainable development'. (NPPF, Chapter 2). The site is therefore considered unsuitable and has been excluded from further assessment.
28	Area south of Redbridge Lane at junction with London Road, Balcombe	20	The site is disconnected from the defined built -up area and settlement boundary. Development of the site does not meet the requirements of 'achieving sustainable development'. (NPPF, Chapter 2). The site is therefore considered unsuitable and has been excluded from further assessment.

Sites Rejected at 2(b) – Showstoppers

ID	Site	Yield	Conclusion
165	Land south of Oldlands Avenue (Vintens Nursery), Balcombe	90	Areas of Outstanding Natural Beauty (AONB) should be protected and enhanced. The site is located within the High Weald AONB. Development of the site would cause detrimental impact to the AONB and should be avoided. (NPPF Para's 176,177) The site is therefore considered unsuitable for development and has been excluded from further assessment.

Sites Rejected at 2(c) – Overall Assessment against Criteria

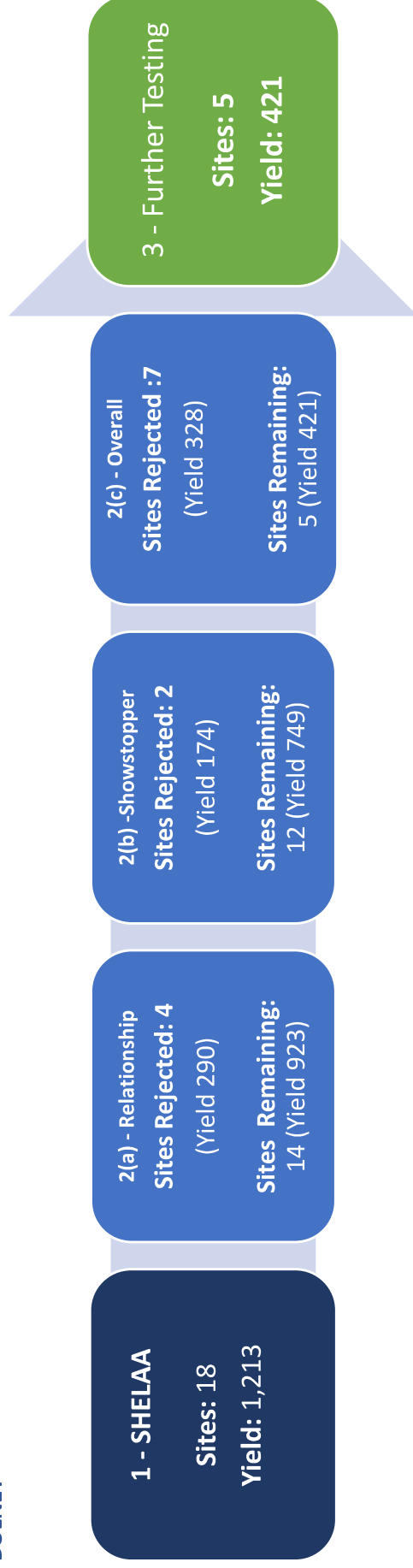
ID	Site	Yield	Conclusion
929	Land to the west of the Rectory, Haywards Heath Road, Balcombe	15	National Planning Policy gives considerable weight to the protection and enhancement of the natural and historic environment. This site is likely to have less than sustainable harm: High Impact on Grade I listed buildings and setting of conservation area. Development at this location is likely to have negative impacts on the built and natural environment.

		The site is therefore considered unsuitable for development and has been excluded from further assessment.
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Stage 3 – Further Testing: Conclusions

ID	Site	Yield	Conclusion
	No sites		

BOLNEY



Sites Rejected at Stage 2(a) – Relationship to Settlements

ID	Site	Yield	Conclusion
802	Foxhole Farm Buildings, Foxhole Lane, Bolney	20	The site is disconnected from the defined built -up area and settlement boundary. Development of the site does not meet the requirements of 'achieving sustainable development'. (NPPF, Chapter 2). The site is therefore considered unsuitable and has been excluded from further assessment.
930	Hangerwood Farm, Foxhole Lane, Bolney	240	The site is disconnected from the defined built -up area and settlement boundary. Development of the site does not meet the requirements of 'achieving sustainable development'. (NPPF, Chapter 2). The site is therefore considered unsuitable and has been excluded from further assessment.

1031	Land at Pilgrims Farm, Stairbridge Lane, Bolney Grange	12	The site is disconnected from the defined built -up area and settlement boundary. Development of the site does not meet the requirements of 'achieving sustainable development'. (NPPF, Chapter 2). The site is therefore considered unsuitable and has been excluded from further assessment.
1140	Land opposite Bolney Stage Pub, London Road	18	The site is disconnected from the defined built -up area and settlement boundary. Development of the site does not meet the requirements of 'achieving sustainable development'. (NPPF, Chapter 2). The site is therefore considered unsuitable and has been excluded from further assessment.

Sites Rejected at 2(b) – Showstoppers

ID	Site	Yield	Conclusion
541	Land Adjacent to Packway House, (North of Bolney parcel B) Bolney	150	Areas of Outstanding Natural Beauty (AONB) should be protected and enhanced. The site is located within the High Weald AONB. Development of the site would cause detrimental impact to the AONB and should be avoided. (NPPF Para's 176,177) The site is therefore considered unsuitable for development and has been excluded from further assessment.
741	Land to west of London Road, Bolney	24	Planning policies should identify a supply of deliverable and developable sites to meet future housing need. Access into this site cannot be demonstrated and therefore is not developable. The site is therefore considered unsuitable for development and has been excluded from further assessment

Sites Rejected at 2(c) – Overall Assessment against Criteria

ID	Site	Yield	Conclusion
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155	Aurora Ranch Caravan Park, London Road, Bolney	50	<p>Areas of Outstanding Natural Beauty (AONB) should be protected and enhanced. The site is located within the High Weald AONB. Development of the site would cause detrimental impact to the AONB and should be avoided. (NPPF Para's 176,177)</p> <p>Great weight is given to the conservation and enhancement of the historic environment. Development of the site would cause less than sustainable harm: Mid to a listed building/setting and character of a listed building. It is not considered that the benefits of development would outweigh harm or loss to the asset. The site is therefore considered unsuitable for development and has been excluded from further assessment. (NPPF Paras 189, 201)</p> <p>In addition Access to a main service centre is only likely by private car with access to primary school and health centre greater than a 20 minutes' walk.</p> <p>The site is therefore considered unsuitable for development and has been excluded from further assessment.</p>
264	Land south of Ryecroft Road, Bolney	20	<p>National Planning Policy gives considerable weight to the protection and enhancement of the natural and historic environment. In assessing the constraints (listed below) of this site in combination it is considered that the benefits of development would not outweigh the combined potential harm to the natural and/or historic environment. This site has low landscape capacity, with moderate/high sensitivity and value.</p> <ul style="list-style-type: none"> • The site is not affected by Ancient Woodland. Frontage trees should however be retained where possible. This part of Ryecroft Road is characterised by trees and green frontages. Perimeter trees should also be retained. • Development on this site would have a fundamental impact on the character of the listed buildings setting and on views from the house and its gardens. • Development on this site would have a detrimental impact on the rural setting of the northern part of the conservation area as it is appreciated from Ryecroft Road, and potentially The Street and Batchelor's field. • Archaeological interest: the site is at the head of a small watercourse (potential prehistoric spring-head occupation).

			This site is therefore considered unsuitable for development and has been excluded from further assessment
527	Land north of Ryecroft Road, Bolney	40	<p>National Planning Policy gives considerable weight to the protection and enhancement of the natural and historic environment. In assessing the constraints (listed below) of this site in combination it is considered that the benefits of development would not outweigh the combined potential harm to the natural and/or historic environment:</p> <ul style="list-style-type: none"> • Presence of protected trees on majority of site, development would result in significant loss of protected trees. • Development on this site would have a fundamental impact on the character of the listed buildings setting and on views from the house and its gardens. • The Bolney (North) conservation area is contiguous with the western boundary of the site, and a small area of the conservation area (around 0.03ha) is within the site boundary. The rural setting of the CA makes a strong positive contribution to its special character and the manner in which this is appreciated. <p>This site is therefore considered unsuitable for development and has been excluded from further assessment</p>
749	Glebelands Field, Lodge Lane, Bolney	150	<p>It has not been demonstrated that safe access to the site can be achieved due to the location of the access. The site is located in an area with low capacity for change.</p> <p>Although adjacent to the built-up area, the site lays in a rural setting and feels detached from the rest of the village. Access to a main service centre is only likely by private car.</p> <p>This site is therefore considered unsuitable for development and has been excluded from further assessment</p>
1023	Land at Badgers Brook, London Road, Bolney	9	<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>
1040	Land rear of Daltons Farm and The Byre, The Street, Bolney	50	<p>National Planning Policy gives considerable weight to the protection and enhancement of the natural and historic environment. This site is likely to have less than sustainable harm: High impact on six Grade II listed buildings. Development at this location is likely to have negative impacts on the built and natural environment.</p> <p>Furthermore, a strategy decision has been made to allocate an alternate site at Bolney which could also deliver associated on-site infrastructure (including country park,</p>

			community allotments, community facility and education provision) to support additional growth at Bolney and to benefit the community.
1066	Land north of Springfield Close, North of Bolney (Parcel A) Bolney	9	<p>This site is therefore considered unsuitable for development and has been excluded from further assessment</p> <p>Development of the site would result in loss/direct harm to ancient woodland. There are no known wholly exceptional reasons presented to the Council that would support development of this site (NPPF Para 180c).</p> <p>The site is therefore considered unsuitable for development and has been excluded from further assessment.</p>

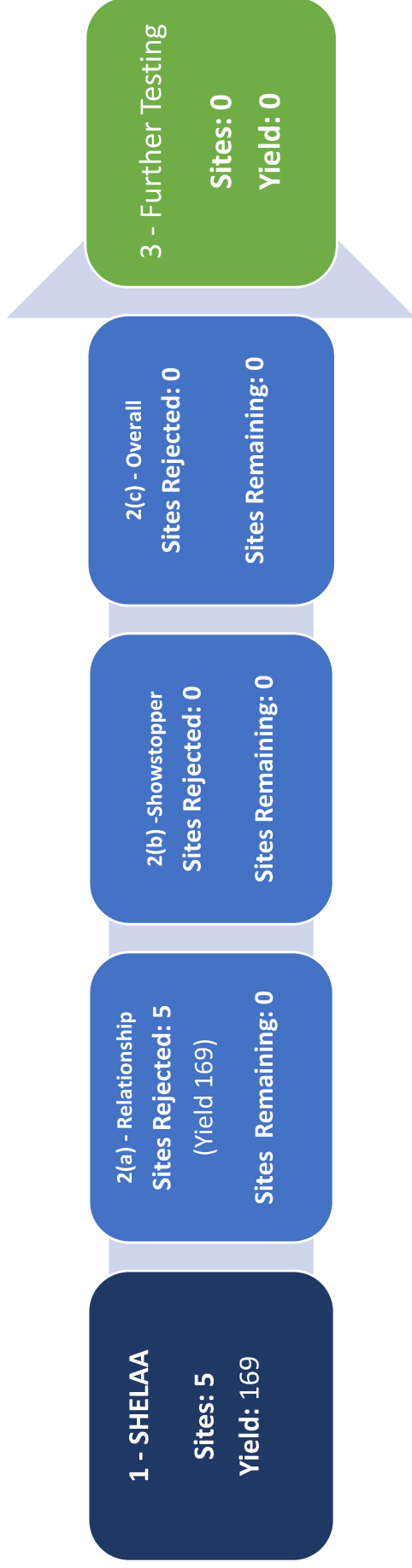
Stage 3 – Further Testing: Conclusions

ID	Site	Yield	Conclusion
526	Land east of Paynesfield, Bolney	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. However, a strategy decision has been made to allocate an alternate site at Bolney which could also deliver associated on-site infrastructure (including country park, community allotments, community facility and education provision) to support additional growth at Bolney and to benefit the community.</p> <p>Therefore, it is concluded that this site is not suitable for allocation in the District Plan 2021 – 2039 Proposed Submission.</p>
543	Land West of London Road (north), Bolney	81	<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</p>

			<p>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. However, a strategy decision has been made to allocate an alternate site at Bolney which could also deliver associated on-site infrastructure (including country park, community allotments, community facility and education provision) to support additional growth at Bolney and to benefit the community.</p> <p>Therefore, it is concluded that this site is not suitable for allocation in the District Plan 2021 – 2039 Proposed Submission.</p>
617	Land at Foxhole Farm, Bolney	100	See conclusion for large site option site reference 1120.
1120	Land east of Foxhole Lane	200	<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 Proposed Submission (DPA14).</p>
1133	Land west of Bolney Place, Cowfold Road	10	<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. However, a strategy decision has been made to allocate an alternate site at Bolney which could also deliver associated on-site infrastructure (including country park, community allotments, community facility and education provision) to support additional growth at Bolney and to benefit the community.</p> <p>Therefore, it is concluded that this site is not suitable for allocation in the District Plan 2021 – 2039 Proposed Submission.</p>
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BROOK STREET



Sites Rejected at Stage 2(a) – Relationship to Settlements

ID	Site	Yield	Conclusion
772	Land north of St Margarets, Brook Street	9	The site is disconnected from the defined built -up area and settlement boundary. Development of the site does not meet the requirements of 'achieving sustainable development'. (NPPF, Chapter 2). The site is therefore considered unsuitable and has been excluded from further assessment.
1074	Land to north of Lower Yard Sparks Lane/ Brook Street	40	The site is disconnected from the defined built -up area and settlement boundary. Development of the site does not meet the requirements of 'achieving sustainable

			development'. (NPPF, Chapter 2). The site is therefore considered unsuitable and has been excluded from further assessment.
1079	Land north of Diamond Cottages, Brook Street	14	The site is disconnected from the defined built -up area and settlement boundary. Development of the site does not meet the requirements of 'achieving sustainable development'. (NPPF, Chapter 2). The site is therefore considered unsuitable and has been excluded from further assessment.
1080	Land south of Tanyards Cottage Brook Street	94	The site is disconnected from the defined built -up area and settlement boundary. Development of the site does not meet the requirements of 'achieving sustainable development'. (NPPF, Chapter 2). The site is therefore considered unsuitable and has been excluded from further assessment.
1082	Land north and south of Strood Cottages, Brook Street	12	The site is disconnected from the defined built -up area and settlement boundary. Development of the site does not meet the requirements of 'achieving sustainable development'. (NPPF, Chapter 2). The site is therefore considered unsuitable and has been excluded from further assessment.

BURGESS HILL



Sites Rejected at Stage 2(a) – Relationship to Settlements

ID	Site	Yield	Conclusion
1034	Land to East Service Station A2300 Pookbourne Lane, Twineham	100	The site is disconnected from the defined built -up area and settlement boundary. Development of the site does not meet the requirements of 'achieving sustainable

			development'. (NPPF, Chapter 2). The site is therefore considered unsuitable and has been excluded from further assessment.
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Sites Rejected at 2(b) – Showstoppers

ID	Site	Yield	Conclusion
989	Trendlewood Ditchling Road Burgess Hill	9	The site is located within/outside a Site of Specific Scientific Interest (SSSI) where development is not normally permitted due to likely adverse impacts. There are no known exceptions presented to the Council where development in this location would clearly outweigh impact on the SSSI (NPPF Para 180 b). The site is therefore considered unsuitable for development and has been excluded from further assessment.
1134	Land rear of 45-85 Chanctonbury Road	58	Development of site would result in the significant loss of trees. "Planning policies and decisions should contribute to and enhance the natural and local environment by... recognising the intrinsic character and beauty of the countryside – including...trees and woodland." (NPPF, para 174b). Over 56% of the site is Ancient Woodland or TPO's group designations. The site is therefore considered unsuitable for development and has been excluded from further assessment.

Sites Rejected at 2(c) – Overall Assessment against Criteria

ID	Site	Yield	Conclusion
160	Land at Eldridge Caravan Park (South) Valebridge Road, Burgess Hill (c3 use)	9	A significant part of the site is covered by trees and/or there is a presence of protected trees on/adjacent to the site. The site is therefore considered unsuitable for development and has been excluded from further assessment.
555	Pollards Farm, Ditchling Common, Burgess Hill	26	The site is located within/outside a Site of Specific Scientific Interest (SSSI) where development is not normally permitted due to likely adverse impacts. There are no known

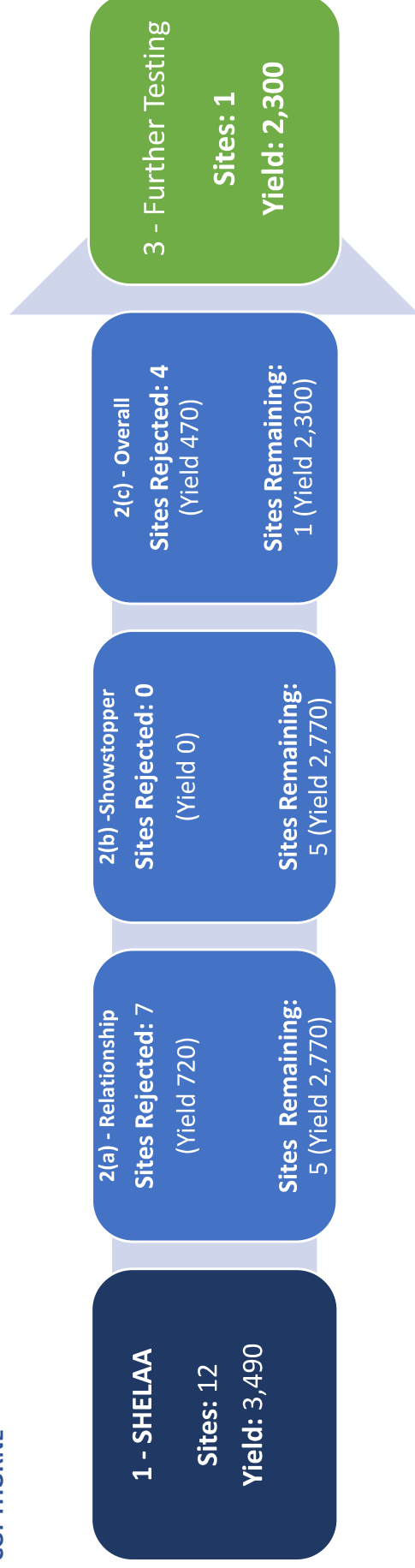
			<p>exceptions presented to the Council where development in this location would clearly outweigh impact on the SSSI (NPPF Para 180 b).</p> <p>The site is therefore considered unsuitable for development and has been excluded from further assessment.</p>
710	Maltings Grange, Malthouse Lane, Hurstpierpoint	420	<p>Transport issues should be considered from the earliest stages of plan-making and development proposals. Insufficient evidence is available to enable full assessment of the highways impact from this site (NPPF Para 104).</p> <p>The site is therefore considered unsuitable for development and has been excluded from further assessment.</p>
825	Land at Paygate Cottage, Folders Lane, Burgess Hill	50	<p>The site is located within/outside a Site of Specific Scientific Interest (SSSI) where development is not normally permitted due to likely adverse impacts. There are no known exceptions presented to the Council where development in this location would clearly outweigh impact on the SSSI (NPPF Para 180 b).</p> <p>The site is therefore considered unsuitable for development and has been excluded from further assessment.</p>
828	Land East of Fragbarrow House, Common Lane, Ditchling	5	<p>The site is disconnected from the defined built-up area and settlement boundary. Development of the site does not meet the requirements of 'achieving sustainable development'. (NPPF, Chapter 2). The site is therefore considered unsuitable and has been excluded from further assessment.</p> <p>Access to services is poor, resulting in reliance on the private car.</p> <p>The site is therefore considered unsuitable for development and has been excluded from further assessment.</p>
1046	Land north of Eldridge Caravan Park (North), Burgess Hill (c3 use)	9	<p>A significant part of the site is covered by trees and/or there is a presence of protected trees on/adjacent to the site.</p>

				The site is therefore considered unsuitable for development and has been excluded from further assessment.
Stage 3 – Further Testing: Conclusions				
ID	Site	Yield	Conclusion	
573	Batchelors Farm, Keymer Road	33	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.	
740	Broad location west of Burgess Hill	1,350	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 Proposed Submission (DPA1).	
1030	Land south of Appletree Close, Janes Lane, Burgess Hill	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.	

			<p>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 Proposed Submission (DPA2).</p>
1105	Land east and west of Malthouse Lane	750	<p>The Sustainability Appraisal concludes that, overall, the site represents a sustainable option for allocation.</p> <p>Further work has been undertaken by the site promoter since it was initially promoted to the Council. This work has informed detailed masterplanning and resulted in a lower yield than previously assessed against; 1,800 dwellings. Notwithstanding the reduction in number this quantum of development is likely to exacerbate existing issues at the A23/A2300 junction, as impacts are already arising through the allocation of DPSC1 and at this stage the Council does not have sufficient evidence to have confidence this site is deliverable in combination with DPSC1.</p> <p>Therefore, it is concluded that this site is not suitable for allocation in the District Plan 2021 – 2039 Proposed Submission.</p>
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. Since the Consultation Draft, a site has been identified to enable the relocation of the existing allotments; this is allocated under DP3a: Nightingale Lane.</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 Proposed Submission (DPA3).
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COPTHORNE



Sites Rejected at Stage 2(a) – Relationship to Settlements

ID	Site	Yield	Conclusion
142	Land at South Place, Beauport House, Carrsfarm Cottage and Hurst House, Copthorne Common Road, Copthorne	60	The site is disconnected from the defined built -up area and settlement boundary. Development of the site does not meet the requirements of 'achieving sustainable development'. (NPPF, Chapter 2). The site is therefore considered unsuitable and has been excluded from further assessment.
276	Barns Court and Firs Farm, Turners Hill Road, Copthorne	167	The site is disconnected from the defined built -up area and settlement boundary. Development of the site does not meet the requirements of 'achieving sustainable development'. (NPPF, Chapter 2). The site is therefore considered unsuitable and has been excluded from further assessment.

811	Worth Lodge Farm, Turners Hill Road, Turners Hill	27	The site is disconnected from the defined built -up area and settlement boundary. Development of the site does not meet the requirements of 'achieving sustainable development'. (NPPF, Chapter 2). The site is therefore considered unsuitable and has been excluded from further assessment.
898	Land north of Beauport House, Copthorne Common Road, Copthorne	27	The site is disconnected from the defined built -up area and settlement boundary. Development of the site does not meet the requirements of 'achieving sustainable development'. (NPPF, Chapter 2). The site is therefore considered unsuitable and has been excluded from further assessment.
995	Firs Farm Copthorne Common Road Copthorne	18	The site is disconnected from the defined built -up area and settlement boundary. Development of the site does not meet the requirements of 'achieving sustainable development'. (NPPF, Chapter 2). The site is therefore considered unsuitable and has been excluded from further assessment.
1032	Land at Tamarind and Star Place, Copthorne Common Road, Copthorne	10	The site is disconnected from the defined built -up area and settlement boundary. Development of the site does not meet the requirements of 'achieving sustainable development'. (NPPF, Chapter 2). The site is therefore considered unsuitable and has been excluded from further assessment.
1059	Woodpeckers, Snowhill, Copthorne	411	The site is disconnected from the defined built -up area and settlement boundary. Development of the site does not meet the requirements of 'achieving sustainable development'. (NPPF, Chapter 2). The site is therefore considered unsuitable and has been excluded from further assessment.

Sites Rejected at 2(b) – Showstoppers

ID	Site	Yield	Conclusion
	No sites		

Sites Rejected at 2(c) – Overall Assessment against Criteria

ID	Site	Yield	Conclusion
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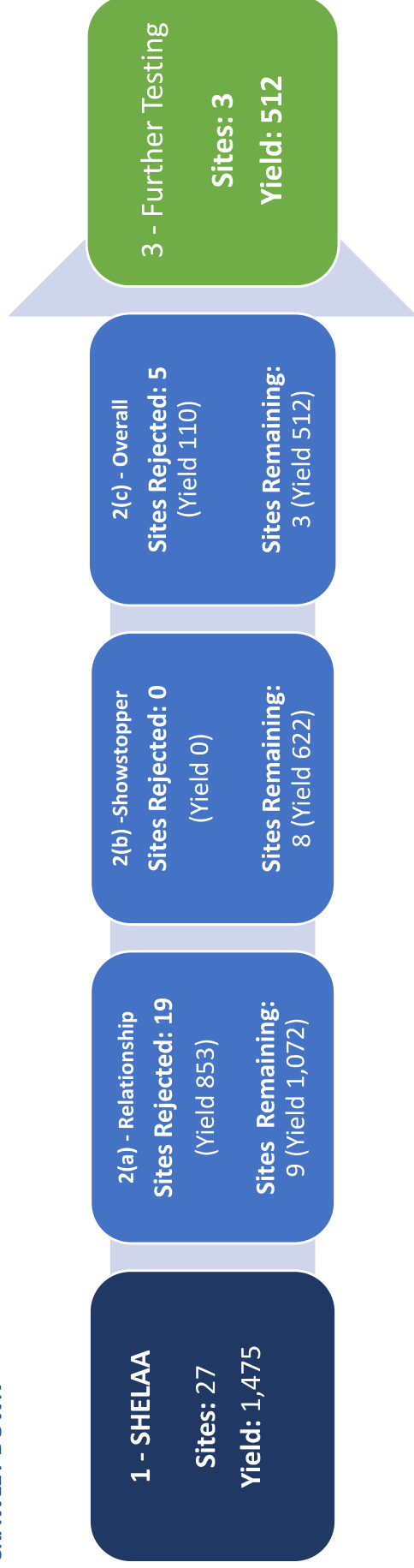
141	Copthorne Golf Club, Copthorne Common Road, Copthorne	135	<p>National Planning Policy gives considerable weight to the protection and enhancement of the natural and historic environment. The site is a Local Wildlife Site and development would result in its loss.</p> <p>The site is therefore considered unsuitable for development and has been excluded from further assessment.</p>
990	Courthouse Farm Copthorne Common Road Copthorne	140	<p>National Planning Policy gives considerable weight to the protection and enhancement of the natural and historic environment. The site is adjacent to a Local Wildlife Site at Copthorne Common. Development has potential to impact on the Local Wildlife Site with no mitigation identified.</p> <p>The site is therefore considered unsuitable for development and has been excluded from further assessment.</p>
1000	Additional (residential) land to the north of land A264 Copthorne	25	<p>Site forms part of site granted consent for 500 homes and associated infrastructure. DM/21/1969 (REM application approved December 2021) granted consent for a community park with a NEAP and open space. These facilities will be for the use of the local community and provide recreation space for occupiers of the development.</p> <p>The site is therefore considered unsuitable for development and has been excluded from further assessment.</p>
1094	Land at Copthorne Hotel, Copthorne	170	<p>The development of this site would result in the loss of a hotel, which has not been justified. Demand for hotels in the vicinity of Gatwick is anticipated to increase should the Northern Runway Project be granted consent.</p> <p>The site is therefore considered unsuitable for development and has been excluded from further assessment.</p>

Stage 3 – Further Testing: Conclusions

ID	Site	Yield	Conclusion
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18	Crabbet Park	2,300	<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 Submission (DPSC2).</p>
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CRAWLEY DOWN



Sites Rejected at Stage 2(a) – Relationship to Settlements

ID	Site	Yield	Conclusion
211	Palmers Autocentre Steton Works, Turners Hill Road	8	The site is disconnected from the defined built-up area and settlement boundary. Development of the site does not meet the requirements of 'achieving sustainable development'. (NPPF, Chapter 2). The site is therefore considered unsuitable and has been excluded from further assessment.

212	Land south of Snow Hill Road, Crawley Down	12	The site is disconnected from the defined built -up area and settlement boundary. Development of the site does not meet the requirements of 'achieving sustainable development'. (NPPF, Chapter 2). The site is therefore considered unsuitable and has been excluded from further assessment.
265	Land north of Shepherds Farm, Turners Hill Road, Crawley Down	25	The site is disconnected from the defined built -up area and settlement boundary. Development of the site does not meet the requirements of 'achieving sustainable development'. (NPPF, Chapter 2). The site is therefore considered unsuitable and has been excluded from further assessment.
450	County Tree Surgeons, Turners Hill Road, Crawley Down	39	The site is disconnected from the defined built -up area and settlement boundary. Development of the site does not meet the requirements of 'achieving sustainable development'. (NPPF, Chapter 2). The site is therefore considered unsuitable and has been excluded from further assessment.
540	Land north of Gibbshaven Farm, Furnace Farm Road, Felbridge	30	The site is disconnected from the defined built -up area and settlement boundary. Development of the site does not meet the requirements of 'achieving sustainable development'. (NPPF, Chapter 2). The site is therefore considered unsuitable and has been excluded from further assessment.
558	Crawley Down Garage and Parking Site, Snow Hill, Crawley Down	150	The site is disconnected from the defined built -up area and settlement boundary. Development of the site does not meet the requirements of 'achieving sustainable development'. (NPPF, Chapter 2). The site is therefore considered unsuitable and has been excluded from further assessment.
675	Land north of Poplars Place, Turners Hill Road, Crawley Down	7	The site is disconnected from the defined built -up area and settlement boundary. Development of the site does not meet the requirements of 'achieving sustainable development'. (NPPF, Chapter 2). The site is therefore considered unsuitable and has been excluded from further assessment.
683	Land between Jasmine Cottage and the Copse, Furnace Farm Road, Furnace Wood	90	The site is disconnected from the defined built -up area and settlement boundary. Development of the site does not meet the requirements of 'achieving sustainable development'. (NPPF, Chapter 2). The site is therefore considered unsuitable and has been excluded from further assessment.

714	Land at Rock Cottage, Snow Hill, Crawley Down	12	The site is disconnected from the defined built -up area and settlement boundary. Development of the site does not meet the requirements of 'achieving sustainable development'. (NPPF, Chapter 2). The site is therefore considered unsuitable and has been excluded from further assessment.
715	Land to the south and east of Shepherds Farm, Turners Hill Road	120	The site is disconnected from the defined built -up area and settlement boundary. Development of the site does not meet the requirements of 'achieving sustainable development'. (NPPF, Chapter 2). The site is therefore considered unsuitable and has been excluded from further assessment.
716	Land south of The Lodge, Down Park, Turners Hill Road, Crawley Down	19	The site is disconnected from the defined built -up area and settlement boundary. Development of the site does not meet the requirements of 'achieving sustainable development'. (NPPF, Chapter 2). The site is therefore considered unsuitable and has been excluded from further assessment.
809	Land at the Orchards, Wallage Lane, Rowfant	5	The site is disconnected from the defined built -up area and settlement boundary. Development of the site does not meet the requirements of 'achieving sustainable development'. (NPPF, Chapter 2). The site is therefore considered unsuitable and has been excluded from further assessment.
810	Woodpeckers (northern parcel), Snow Hill, Crawley Down	60	The site is disconnected from the defined built -up area and settlement boundary. Development of the site does not meet the requirements of 'achieving sustainable development'. (NPPF, Chapter 2). The site is therefore considered unsuitable and has been excluded from further assessment.
812	Land at Oakfields Farm, Hophurst Lane, Crawley Down	10	The site is disconnected from the defined built -up area and settlement boundary. Development of the site does not meet the requirements of 'achieving sustainable development'. (NPPF, Chapter 2). The site is therefore considered unsuitable and has been excluded from further assessment.
813	Land to south of Oakfields Farm buildings, Hophurst Lane, Crawley Down	200	The site is disconnected from the defined built -up area and settlement boundary. Development of the site does not meet the requirements of 'achieving sustainable

			development'. (NPPF, Chapter 2). The site is therefore considered unsuitable and has been excluded from further assessment.
1014	White Court Wallage Lane Crawley Down	15	The site is disconnected from the defined built -up area and settlement boundary. Development of the site does not meet the requirements of 'achieving sustainable development'. (NPPF, Chapter 2). The site is therefore considered unsuitable and has been excluded from further assessment.
1054	Land to east of Land End (Top Field), Snow Hill, Crawley Down	8	The site is disconnected from the defined built -up area and settlement boundary. Development of the site does not meet the requirements of 'achieving sustainable development'. (NPPF, Chapter 2). The site is therefore considered unsuitable and has been excluded from further assessment.
1055	Land to the south and east of Land End, Chapel Lane, Crawley Down	28	The site is disconnected from the defined built -up area and settlement boundary. Development of the site does not meet the requirements of 'achieving sustainable development'. (NPPF, Chapter 2). The site is therefore considered unsuitable and has been excluded from further assessment.
1056	The Platt, Turners Hill Road, Crawley Down	15	The site is disconnected from the defined built -up area and settlement boundary. Development of the site does not meet the requirements of 'achieving sustainable development'. (NPPF, Chapter 2). The site is therefore considered unsuitable and has been excluded from further assessment.

Sites Rejected at 2(b) – Showstoppers

ID	Site	Yield	Conclusion
	No sites		

Sites Rejected at 2(c) – Overall Assessment against Criteria

ID	Site	Yield	Conclusion
175	Crawley Down Nurseries, Turners Hill Road, Crawley Down	17	Development of site would result in the significant loss of trees. "Planning policies and decisions should contribute to and enhance the natural and local environment by... recognising the intrinsic character and beauty of the countryside – including...trees and woodland." (NPPF, para 174b).

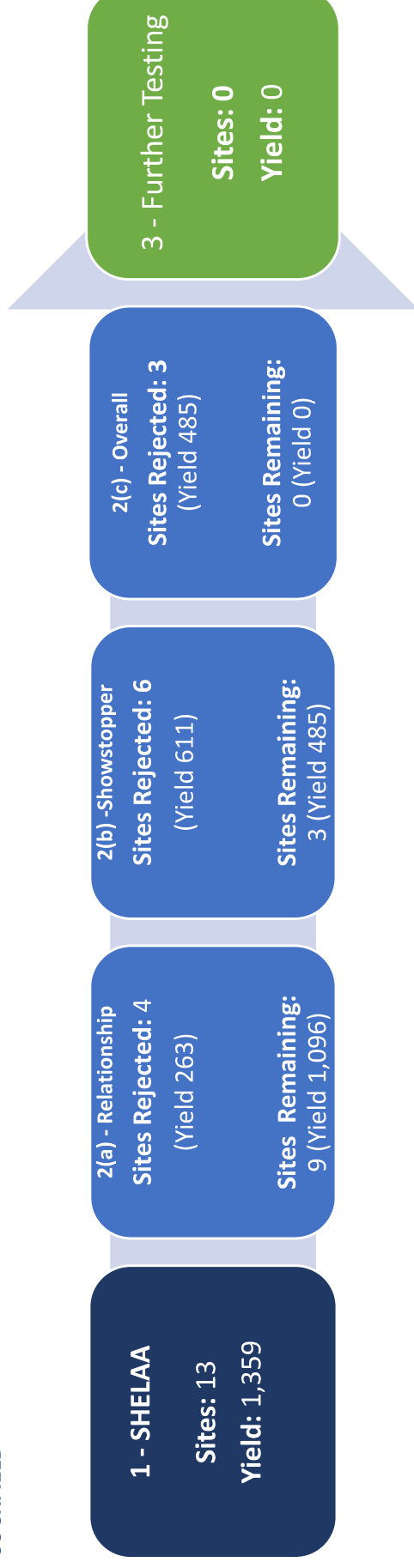
			<p>Transport issues should be considered from the earliest stages of plan-making and development proposals. An assessment of the site has identified severe access issues that are unlikely to be mitigated. It is concluded that development of the site is not acceptable.</p> <p>The site is therefore considered unsuitable for development and has been excluded from further assessment.</p>
213	Land at Winch Well, Crawley Down	45	<p>The availability of this site is uncertain.</p> <p>The site is therefore excluded from further assessment.</p>
677	Land south of Burleigh Lane, Crawley Down	8	<p>Transport issues should be considered from the earliest stages of plan-making and development proposals. An assessment of the site has identified severe access issues that are unlikely to be mitigated.</p> <p>It is concluded that development of the site is not acceptable. The site is therefore considered unsuitable for development and has been excluded from further assessment.</p>
717	Land at Redcourt Barn, Cuttinglye Lane, Crawley Down	30	<p>Development of site would result in the significant loss of trees. "Planning policies and decisions should contribute to and enhance the natural and local environment by... recognising the intrinsic character and beauty of the countryside – including... trees and woodland." (NPPF, para 174b).</p> <p>The availability of this site is uncertain.</p> <p>The site is therefore considered unsuitable for development and has been excluded from further assessment.</p>
808	Land north of Heatherwood West, Sandy Lane, Crawley Down	10	<p>Great weight is given to the conservation and enhancement of the historic environment. Development of the site would cause less than sustainable harm: high impact to a listed building/ setting and character of a listed building. It is not considered that the benefits of development would outweigh harm or loss to the asset.</p> <p>The site is therefore considered unsuitable for development and has been excluded from further assessment.</p>

Stage 3 – Further Testing: Conclusions

ID	Site	Yield	Conclusion
686	Land to the rear of The Martins (south of Hophurst Lane), Crawley Down	125	<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>However, this site is not well connected to the services and facilities of Crawley Down Village and will be reliant on the private car. Therefore, site does not support the delivery of sustainable communities which is a key part of the District Plan Strategy. Other more sustainable sites are available for development in Crawley Down.</p> <p>Therefore, it is concluded that this site is not suitable for allocation in the District Plan 2021 – 2039 Proposed Submission.</p>
688	Land to west of Turners Hill Road, Crawley Down	350	<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 Proposed Submission (DPA9).</p>
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</p>

1149	Land to west of Turners Hill Road, Crawley Down	0	<p>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 Proposed Submission (DPA10).</p> <p>Site promoted at a higher yield than original site (688 for 350 dwellings). Site boundary is the same. Yield removed here to avoid duplication.</p> <p>The Sustainability Appraisal concludes that, overall, the site represents a sustainable option for allocation. 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>However, the transport modelling work has not tested the higher yield; potential to exacerbate capacity issues at junction. Impacts need to be fully tested and understood to ensure suitable mitigation is achievable.</p> <p>Therefore, it is concluded that the site at the proposed higher yield is not suitable for allocation in the District Plan 2021 – 2039 Proposed Submission.</p>
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CUCKFIELD



Sites Rejected at Stage 2(a) – Relationship to Settlements

ID	Site	Yield	Conclusion
214	Land at Copyhold Lane, Cuckfield	90	The site is disconnected from the defined built -up area and settlement boundary. Development of the site does not meet the requirements of 'achieving sustainable development'. (NPPF, Chapter 2). The site is therefore considered unsuitable and has been excluded from further assessment.
896	Land at Old Beech Farm, Staplefield Road, Cuckfield	10	The site is disconnected from the defined built -up area and settlement boundary. Development of the site does not meet the requirements of 'achieving sustainable development'. (NPPF, Chapter 2). The site is therefore considered unsuitable and has been excluded from further assessment.
902	Land to the west of Rookwood, Tylers Green, Cuckfield	84	The site is disconnected from the defined built -up area and settlement boundary. Development of the site does not meet the requirements of 'achieving sustainable development'. (NPPF, Chapter 2). The site is therefore considered unsuitable and has been excluded from further assessment.
1072	Land to west of Hanlye Cottages Hanlye Lane Haywards Heath	79	The site is disconnected from the defined built -up area and settlement boundary. Development of the site does not meet the requirements of 'achieving sustainable

				development'. (NPPF, Chapter 2). The site is therefore considered unsuitable and has been excluded from further assessment.
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Sites Rejected at 2(b) – Showstoppers

ID	Site	Yield	Conclusion
89	Land at South Taylors Barn, Whitemans Green/Brook Street, Cuckfield	173	<p>Areas of Outstanding Natural Beauty (AONB) should be protected and enhanced. The site is located within the High Weald AONB. Development of the site would cause detrimental impact to the AONB and should be avoided. (NPPF Para's 176,177)</p> <p>The site is therefore considered unsuitable for development and has been excluded from further assessment.</p>
227	Land to the north of Glebe Road, Cuckfield	84	<p>Transport issues should be considered from the earliest stages of plan-making and development proposals. An assessment of the site has identified severe access issues that are unlikely to be mitigated.</p> <p>The site is therefore considered unsuitable for development and has been excluded from further assessment.</p>
420	Land north of Brainsmead, Cuckfield	93	<p>Areas of Outstanding Natural Beauty (AONB) should be protected and enhanced. The site is located within the High Weald AONB. Development of the site would cause detrimental impact to the AONB and should be avoided. (NPPF Para's 176,177)</p> <p>The site is therefore considered unsuitable for development and has been excluded from further assessment.</p>
550	Land east of Whitemans Green, Cuckfield	36	<p>Areas of Outstanding Natural Beauty (AONB) should be protected and enhanced. The site is located within the High Weald AONB. Development of the site would cause detrimental impact to the AONB and should be avoided. (NPPF Para's 176,177)</p> <p>The site is therefore considered unsuitable for development and has been excluded from further assessment.</p>

567	Land to East of Polestub Lane, Cuckfield	120	Transport issues should be considered from the earliest stages of plan-making and development proposals. An assessment of the site has identified severe access issues that are unlikely to be mitigated. It is concluded that development of the site is not acceptable. The site is therefore considered unsuitable for development and has been excluded from further assessment.
806	Land West of London Road, Cuckfield	105	Areas of Outstanding Natural Beauty (AONB) should be protected and enhanced. The site is located within the High Weald AONB. Development of the site would cause detrimental impact to the AONB and should be avoided. (NPPF Para's 176,177) The site is therefore considered unsuitable for development and has been excluded from further assessment.

Sites Rejected at 2(c) – Overall Assessment against Criteria

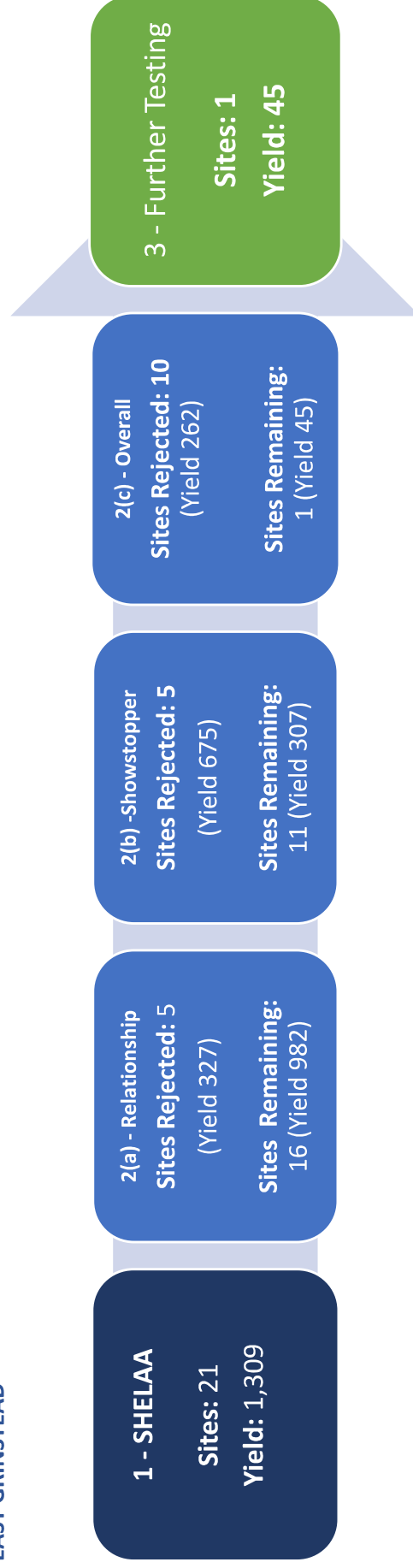
ID	Site	Yield	Conclusion
11	Land at Wheatsheaf Lane, Cuckfield	165	National Planning Policy gives considerable weight to the protection and enhancement of the natural and historic environment. The site is adjacent to a Local Wildlife Site at Blunts and Paiges Woods. Development has potential to impact on the Local Wildlife Site with no mitigation identified. The site is therefore considered unsuitable for development and has been excluded from further assessment.
63	Land north of Riseholme, Broad Street, Cuckfield	70	National Planning Policy gives considerable weight to the protection and enhancement of the natural and historic environment. The site is adjacent to a Local Wildlife Site at Blunts and Paiges Woods. Development has potential to impact on the Local Wildlife Site with no mitigation identified. The site is therefore considered unsuitable for development and has been excluded from further assessment.
1001	Land north of A272 Cuckfield	250	National Planning Policy gives considerable weight to the protection and enhancement of the natural and historic environment. In assessing the constraints (listed below) of this site

		<p>in combination it is considered that the benefits of development would not outweigh the combined potential harm to the natural and/or historic environment. This site is therefore considered unsuitable for development and has been excluded from further assessment:</p> <ul style="list-style-type: none"> • Low to medium potential for change in landscape terms • Part of the western boundary of the site is within a 15m buffer zone of ancient woodland • Potential for impact in relation to the wider setting of the cluster of listed buildings; Holy Trinity Church and associated tombs <p>The site is therefore considered unsuitable for development and has been excluded from further assessment.</p>
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Stage 3 – Further Testing: Conclusions

ID	Site	Yield	Conclusion
	No sites		

EAST GRINSTEAD



Sites Rejected at Stage 2(a) – Relationship to Settlements

ID	Site	Yield	Conclusion
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12	Floran Farm, Hophurst Lane	90	The site is disconnected from the defined built -up area and settlement boundary. Development of the site does not meet the requirements of 'achieving sustainable development'. (NPPF, Chapter 2). The site is therefore considered unsuitable and has been excluded from further assessment.
60	Land at the Spinney, Lewes Road, East Grinstead	7	The site is disconnected from the defined built -up area and settlement boundary. Development of the site does not meet the requirements of 'achieving sustainable development'. (NPPF, Chapter 2). The site is therefore considered unsuitable and has been excluded from further assessment.
681	Land north Kingsmead, Turners Hill Road, East Grinstead	30	The site is disconnected from the defined built -up area and settlement boundary. Development of the site does not meet the requirements of 'achieving sustainable development'. (NPPF, Chapter 2). The site is therefore considered unsuitable and has been excluded from further assessment.
1067	Land south of Hill Place Farm Turners Hill Road East Grinstead	125	The site is disconnected from the defined built -up area and settlement boundary. Development of the site does not meet the requirements of 'achieving sustainable development'. (NPPF, Chapter 2). The site is therefore considered unsuitable and has been excluded from further assessment.
1093	Land South of Medway Drive, East Grinstead	75	The site is disconnected from the defined built -up area and settlement boundary. Development of the site does not meet the requirements of 'achieving sustainable development'. (NPPF, Chapter 2). The site is therefore considered unsuitable and has been excluded from further assessment.

Sites Rejected at 2(b) – Showstoppers

ID	Site	Yield	Conclusion
17	Land adj. Great Harwood Farm House off Harwoods Lane, East Grinstead	300	Areas of Outstanding Natural Beauty (AONB) should be protected and enhanced. The site is located within the High Weald AONB. Development of the site would cause detrimental impact to the AONB and should be avoided. (NPPF Para's 176,177) The site is therefore considered unsuitable for development and has been excluded from further assessment.
598	Land south of Edinburgh Way, East Grinstead	30	Areas of Outstanding Natural Beauty (AONB) should be protected and enhanced. The site is located within the High Weald AONB. Development of the site would cause detrimental impact to the AONB and should be avoided. (NPPF Para's 176,177)

			The site is therefore considered unsuitable for development and has been excluded from further assessment.
615	Land east of Stuart Way, East Grinstead	150	Areas of Outstanding Natural Beauty (AONB) should be protected and enhanced. The site is located within the High Weald AONB. Development of the site would cause detrimental impact to the AONB and should be avoided. (NPPF Para's 176,177) The site is therefore considered unsuitable for development and has been excluded from further assessment.
850	Land to the East of Russetts, Holtye Road, East Grinstead	150	Areas of Outstanding Natural Beauty (AONB) should be protected and enhanced. The site is located within the High Weald AONB. Development of the site would cause detrimental impact to the AONB and should be avoided. (NPPF Para's 176,177) The site is therefore considered unsuitable for development and has been excluded from further assessment.
1024	Land at Brook House Farm, Turners Hill Road, East Grinstead	45	Areas of Outstanding Natural Beauty (AONB) should be protected and enhanced. The site is located within the High Weald AONB. Development of the site would cause detrimental impact to the AONB and should be avoided. (NPPF Para's 176,177) The site is therefore considered unsuitable for development and has been excluded from further assessment.

Sites Rejected at 2(c) – Overall Assessment against Criteria

ID	Site	Yield	Conclusion
145	Land east of Fairlight Lane, Holtye Road, East Grinstead	13	National Planning Policy gives considerable weight to the protection and enhancement of the natural and historic environment. In assessing the constraints (listed below) of this site in combination it is considered that the benefits of development would not outweigh the combined potential harm to the natural and/or historic environment. This site is therefore considered unsuitable for development and has been excluded from further assessment:

			<ul style="list-style-type: none"> • Site approach would require improvements to accommodate further development, achievability is uncertain. • Moderate impact on AONB due to loss of medieval field system and loss of public enjoyment of PROW • The site benefits from significant tree coverage • Appears disconnected from East Grinstead. • Access to a primary school and health centre greater than a 20 minutes' walk <p>The site is therefore considered unsuitable for development and has been excluded from further assessment.</p>
391	88 Holtye Road, East Grinstead	45	<p>The availability of this site is uncertain.</p> <p>The site is therefore excluded from further assessment.</p>
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	<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>
733	Land between 43 and 59 Hurst Farm Road, East Grinstead	5	<p>Areas of Outstanding Natural Beauty (AONB) should be protected and enhanced. The site is located within the High Weald AONB. Development of the site would cause detrimental impact to the AONB and should be avoided. (NPPF Para's 176,177)</p> <p>The site is therefore considered unsuitable for development and has been excluded from further assessment.</p>
763	Carpet Right, 220 - 228 London Road, East Grinstead	24	<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>
961	1-5 Queens Walk and 22-26 London Road, East Grinstead	100	<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>

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.
1060	Land north of Hill Place Farm Buildings, Turners Hill Road, East Grinstead	20	Great weight is given to the conservation and enhancement of the historic environment. Development of the site would cause less than sustainable harm: High impact to a listed building/ setting and character of a listed building. It is not considered that the benefits of development would outweigh harm or loss to the asset. The site is therefore considered unsuitable for development and has been excluded from further assessment.

Stage 3 – Further Testing: Conclusions

ID	Site	Yield	Conclusion
198	Land off West Hoathly Road, East Grinstead	45	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 Proposed Submission (DPA4).

HANDCROSS



Sites Rejected at Stage 2(a) – Relationship to Settlements

ID	Site	Yield	Conclusion
662	Dencombe Estate, High Beeches Lane, Handcross	75	The site is disconnected from the defined built -up area and settlement boundary. Development of the site does not meet the requirements of 'achieving sustainable development'. (NPPF, Chapter 2). The site is therefore considered unsuitable and has been excluded from further assessment.

Sites Rejected at 2(b) – Showstoppers

ID	Site	Yield	Conclusion
181	Land west of Truggers, Handcross	125	<p>Areas of Outstanding Natural Beauty (AONB) should be protected and enhanced. The site is located within the High Weald AONB. Development of the site would cause detrimental impact to the AONB and should be avoided. (NPPF Para's 176,177)</p> <p>The site is therefore considered unsuitable for development and has been excluded from further assessment.</p>
987	Land to the West of Park Road Handcross	80	<p>Areas of Outstanding Natural Beauty (AONB) should be protected and enhanced. The site is located within the High Weald AONB. Development of the site would cause detrimental impact to the AONB and should be avoided. (NPPF Para's 176,177)</p>

			The site is therefore considered unsuitable for development and has been excluded from further assessment.
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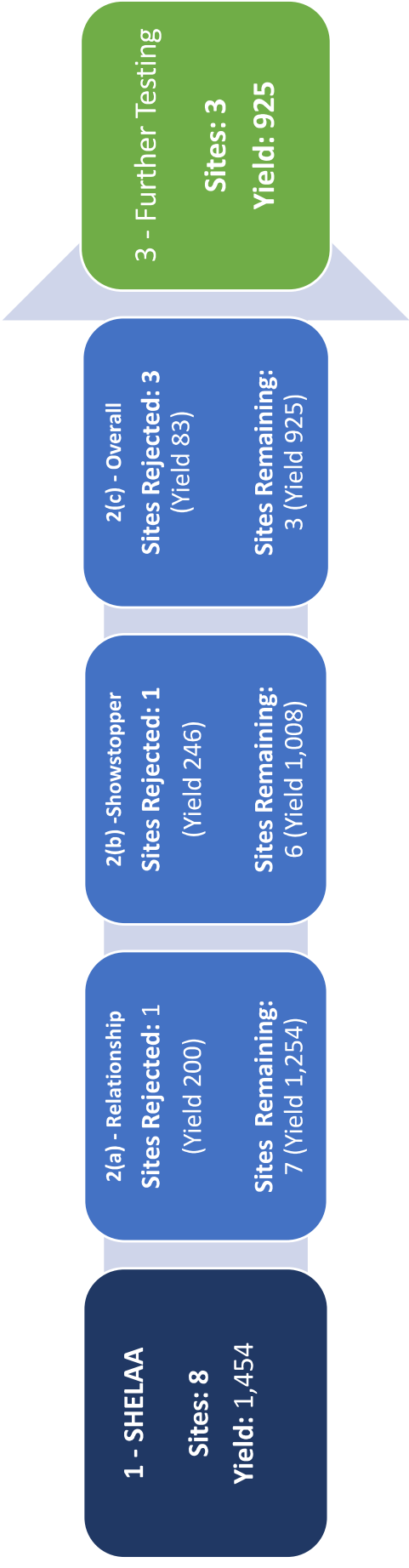
Sites Rejected at 2(c) – Overall Assessment against Criteria

ID	Site	Yield	Conclusion
670	Land at Coos Lane, Horsham Road, Handcross	35	<p>National Planning Policy gives considerable weight to the protection and enhancement of the natural and historic environment. In assessing the constraints (listed below) of this site in combination it is considered that the benefits of development would not outweigh the combined potential harm to the natural and/or historic environment. This site is therefore considered unsuitable for development and has been excluded from further assessment:</p> <ul style="list-style-type: none"> • Moderate impact on AONB due to open and rural aspect of the field and surrounding area. • Impact on biodiversity due to increased recreation on Cows Wood and Harry's Wood SSSI including but not limited to impacts on communities of breeding birds. • Access to a main service centre is only likely by private car • More than 20 minutes - walk to a primary school

Stage 3 – Further Testing: Conclusions

ID	Site	Yield	Conclusion
	No sites		

HASSOCKS



Sites Rejected at Stage 2(a) – Relationship to Settlements

ID	Site	Yield	Conclusion
682	Ockley Lane and Wellhouse Lane, Hassocks	200	The site is disconnected from the defined built -up area and settlement boundary. Development of the site does not meet the requirements of 'achieving sustainable development'. (NPPF, Chapter 2). The site is therefore considered unsuitable and has been excluded from further assessment.

Sites Rejected at 2(b) – Showstoppers

ID	Site	Yield	Conclusion
901	Open Space, north of Clayton Mills, Hassocks	246	The landowner has confirmed that the site is in use as public open space and is not available for residential development. The site is therefore considered unsuitable for development and has been excluded from further assessment.

Sites Rejected at 2(c) – Overall Assessment against Criteria

ID	Site	Yield	Conclusion
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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.
742	Russell Nursery Brighton Road Hassocks	30	<p>Development of site would result in the significant loss of trees. "Planning policies and decisions should contribute to and enhance the natural and local environment by... recognising the intrinsic character and beauty of the countryside – including...trees and woodland." (NPPF, para 174b).</p> <p>The site is therefore considered unsuitable for development and has been excluded from further assessment.</p>
752	Land north of Friars Oak, London Road, Hassocks	45	<p>National Planning Policy gives considerable weight to the protection and enhancement of the natural and historic environment. In assessing the constraints (listed below) of this site in combination it is considered that the benefits of development would not outweigh the combined potential harm to the natural and/or historic environment This site is therefore considered unsuitable for development and has been excluded from further assessment:</p> <ul style="list-style-type: none"> • The site is located in an area at high risk of flooding (Zones 2 and/or 3). Inappropriate development in areas at risk of flooding should be avoided (whether existing or future) The site is therefore considered unsuitable for development and has been excluded from further assessment. (NPPF Para 159) • Significant part of the site is covered by trees and/or there is presence of protected trees on/adjacent to the site. • Listed buildings are present on/within proximity of the site, Less than substantial harm –Low impact • Moderate impact on archaeological asset • More than 20 minutes - walk to a primary school and health centre <p>The site is therefore considered unsuitable for development and has been excluded from further assessment.</p>

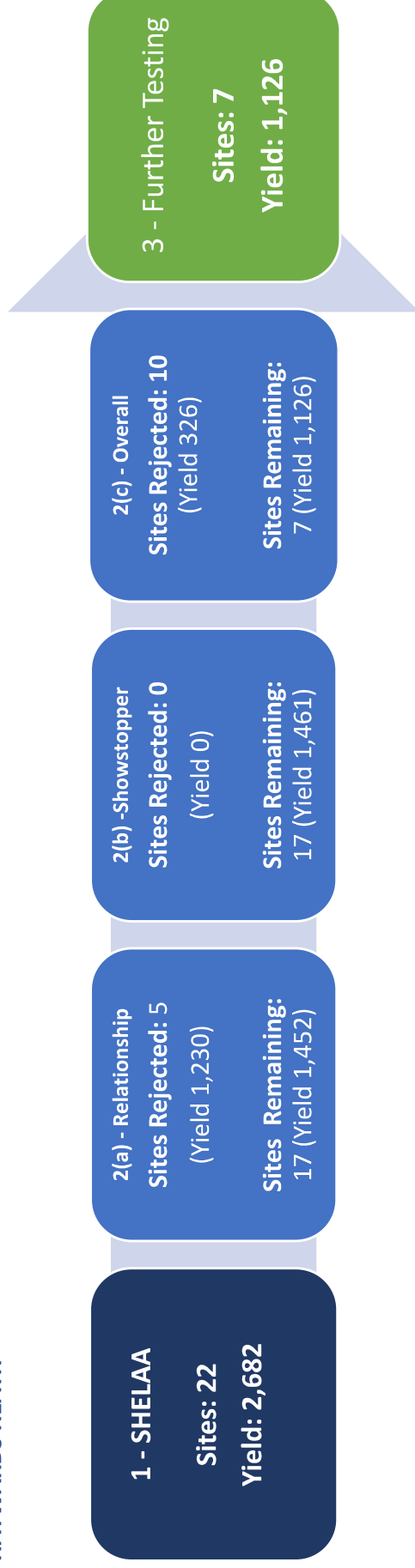
Stage 3 – Further Testing: Conclusions

ID	Site	Yield	Conclusion
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210	Land rear of 2 Hurst Road (Land opposite Stanford Avenue) Hassocks	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> <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 Proposed Submission (DPA11).</p>
1022	Former Hassocks Golf Club, London Road, Hassocks	500	<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>However, the development of the site would result in the loss of sport facility, (no re-provision of). The scale of the development has the potential to contribute to the coalescence of settlements, which is in conflict with the strategic objectives of the Plan.</p> <p>Therefore, it is concluded that this site is not suitable for allocation in the District Plan 2021 – 2039 Proposed Submission.</p>
1137	Land west of Ockley Lane	400	<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>

		However, there is the potential for this site to contribute to the coalescence of settlements which is in conflict with the strategic objectives of the Plan.
		Therefore, it is concluded that this site is not suitable for allocation in the District Plan 2021 – 2039 Proposed Submission.

HAYWARDS HEATH



Sites Rejected at Stage 2(a) – Relationship to Settlements

ID	Site	Yield	Conclusion
841	Clearwater Farm, Clearwater Lane, Haywards Heath	230	The site is disconnected from the defined built -up area and settlement boundary. Development of the site does not meet the requirements of 'achieving sustainable development'. (NPPF, Chapter 2). The site is therefore considered unsuitable and has been excluded from further assessment.
1069	Land to east Rivers Farm Cottage Copyhold Lane Ardingly	268	The site is disconnected from the defined built -up area and settlement boundary. Development of the site does not meet the requirements of 'achieving sustainable development'. (NPPF, Chapter 2). The site is therefore considered unsuitable and has been excluded from further assessment.
1070	Land to west of Rivers Farm Cottage Copyhold Lane Ardingly	633	The site is disconnected from the defined built -up area and settlement boundary. Development of the site does not meet the requirements of 'achieving sustainable development'. (NPPF, Chapter 2). The site is therefore considered unsuitable and has been excluded from further assessment.

1071	Land to east Hanlye Cottages Hanlye Lane Haywards Heath	49	The site is disconnected from the defined built -up area and settlement boundary. Development of the site does not meet the requirements of 'achieving sustainable development'. (NPPF, Chapter 2). The site is therefore considered unsuitable and has been excluded from further assessment.
1107	Land at Awbrook House, Lewes Road, RH17 7TB	50	The site is disconnected from the defined built -up area and settlement boundary. Development of the site does not meet the requirements of 'achieving sustainable development'. (NPPF, Chapter 2). The site is therefore considered unsuitable and has been excluded from further assessment.

Sites Rejected at 2(b) – Showstoppers

ID	Site	Yield	Conclusion
	No sites		

Sites Rejected at 2(c) – Overall Assessment against Criteria

ID	Site	Yield	Conclusion
327	Car parks at Hazelgrove Road, Haywards Road 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.
673	Land north of Butlers Green Road, Haywards Heath	20	Great weight is given to the conservation and enhancement of the historic environment. Development of the site would cause less than sustainable harm: High impact to a listed building/ setting and character of a listed building. It is not considered that the benefits of development would outweigh harm or loss to the asset.
			The site is therefore considered unsuitable for development and has been excluded from further assessment.
680	Field rear of North Colwell Barn, Lewes Road, Haywards Heath	30	National Planning Policy gives considerable weight to the protection and enhancement of the natural and historic environment. In assessing the constraints (listed below) of this site

			<p>in combination it is considered that the benefits of development would not outweigh the combined potential harm to the natural and historic environment. This site is therefore considered unsuitable for development and has been excluded from further assessment:</p> <ul style="list-style-type: none"> • Access to the site is uncertain • Presence of protected trees on/adjacent to the site which would constrain development. • There would be limited intervisibility between the site and Lewes Conservation Area, The Conservation Area is not characterised by back land development and as such development on the site would not be consistent with the established grain of the area. Further development on the site would detract from the existing rural setting of the CA which makes a positive contribution to its character and appearance. <p>The site is therefore considered unsuitable for development and has been excluded from further assessment.</p>
842	Land adjacent to Great Haywards, Amberly Close, Haywards Heath	5	<p>Great weight is given to the conservation and enhancement of the historic environment. Development of the site would cause less than sustainable harm: High impact to a listed building/ setting and character of a listed building. It is not considered that the benefits of development would outweigh harm or loss to the asset.</p> <p>The site is therefore considered unsuitable for development and has been excluded from further assessment.</p>
988	Land to the North of Old Wickham Lane Haywards Heath	60	<p>Great weight is given to the conservation and enhancement of the historic environment. Development of the site would cause less than sustainable harm: High impact to a grade 11* listed buildings. It is not considered that the benefits of development would outweigh harm or loss to the asset.</p> <p>The site is therefore considered unsuitable for development and has been excluded from further assessment.</p>
1043	Land to west of Kilnwood Apartments Rocky Lane, Haywards Heath	9	<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>

1073	Land to east of Gravelye Farm House Hanlye Lane Haywards Heath	85	Development of site would result in the significant loss of trees. "Planning policies and decisions should contribute to and enhance the natural and local environment by... recognising the intrinsic character and beauty of the countryside – including...trees and woodland." (NPPF, para 174b). Over 56% of the site is Ancient Woodland or TPO's group designations. The site is therefore considered unsuitable for development and has been excluded from further assessment.
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.
1136	Land at Lunce's Hill, Fox Hill	38	National Planning Policy gives considerable weight to the protection and enhancement of the natural and historic environment. In assessing the constraints (listed below) of this site in combination it is considered that the benefits of development would not outweigh the combined potential harm to the natural and historic environment. This site is therefore considered unsuitable for development and has been excluded from further assessment: <ul style="list-style-type: none"> • Harm to Grade II Listed Building (Cleavewater) to the west of the site. • No option agreement with developer in place • Site is on periphery of settlement, likely to be reliant on car The site is therefore considered unsuitable for development and has been excluded from further assessment.

Stage 3 – Further Testing: Conclusions

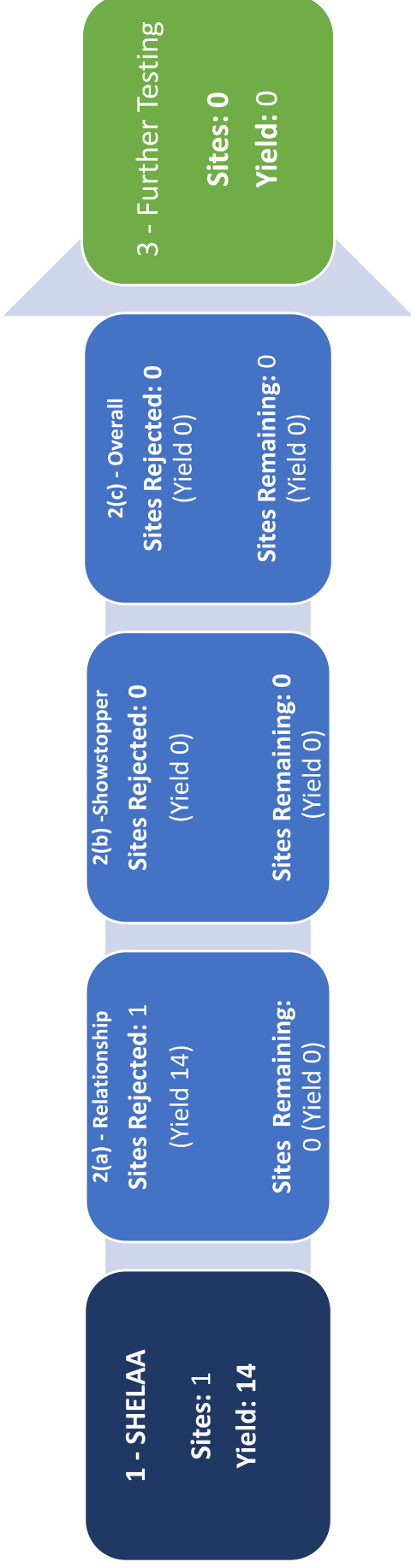
ID	Site	Yield	Conclusion
503	Haywards Heath Golf Course	700	The Sustainability Appraisal concludes that, overall, the site represents a sustainable option for allocation. The transport modelling undertaken to date for the District Plan Review does not indicate that there will be any showstoppers, associated 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>However, this site is not well connected to the services and facilities of Haywards Heath and will be reliant on the private car. Therefore, site does not support the delivery of sustainable communities which is a key part of the District Plan Strategy. Other more sustainable sites are available for development.</p> <p>Therefore, it is concluded that this site is not suitable for allocation in the District Plan 2021 – 2039 Proposed Submission.</p>
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 Proposed Submission (DPA6).</p>
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 Proposed Submission (DPA7).</p>
844	Land at North Colwell Farm, Lewes Road	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,</p>

			<p>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>However, this site is not well connected to the services and facilities of Haywards Heath. It also would result in back land development adjacent to a Conservation Area, altering the setting. Therefore, site does not support the delivery of sustainable communities which is a key part of the District Plan Strategy. Other more sustainable sites are available for development.</p> <p>Therefore, it is concluded that this site is not suitable for allocation in the District Plan 2021 – 2039 Proposed Submission.</p>
858	Land at Hurstwood Lane, Haywards Heath	36	<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 Proposed Submission (DPAS).</p>
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 anticipated significant effects on the Stonepound Crossroads AQMA, or adverse impacts on the Ashdown Forest.</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 Proposed Submission (DPA8).
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HICKSTEAD



Sites Rejected at Stage 2(a) – Relationship to Settlements

ID	Site	Yield	Conclusion
735	Land at Facelift, London Road, Hickstead	14	The site is disconnected from the defined built -up area and settlement boundary. Development of the site does not meet the requirements of 'achieving sustainable development'. (NPPF, Chapter 2). The site is therefore considered unsuitable and has been excluded from further assessment.

Sites Rejected at Stage 2(b) – Showstoppers

ID	Site	Yield	Conclusion
	No sites		

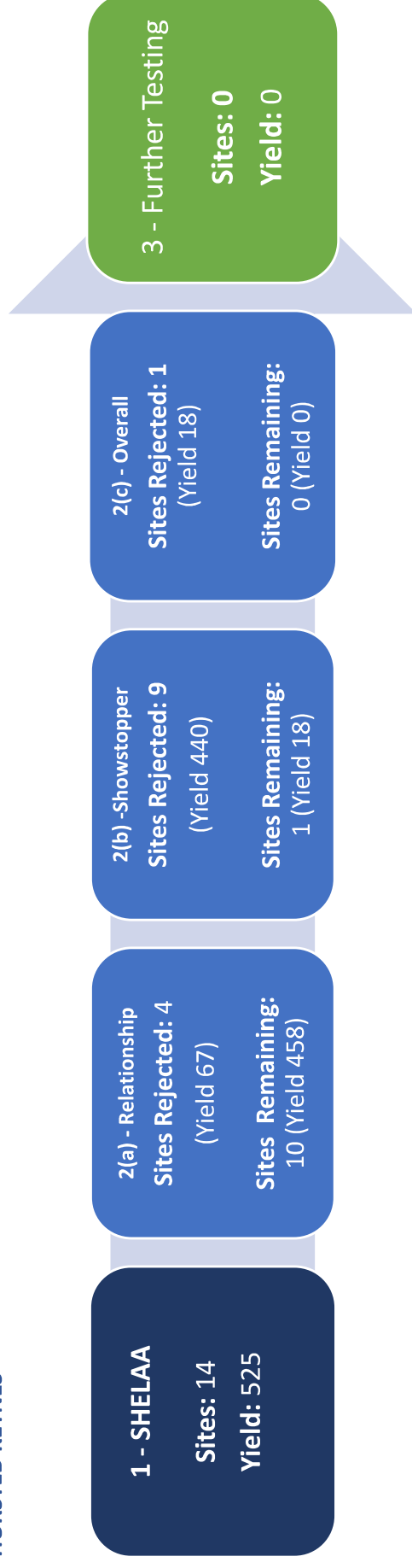
Sites Rejected at Stage 2(c) – Further Assessment against Criteria

ID	Site	Yield	Conclusion
	No sites		

Stage 3 – Further Testing: Conclusions

ID	Site	Yield	Conclusion
	No sites		

HORSTED KEYNES



Sites Rejected at Stage 2(a) – Relationship to Settlements

ID	Site	Yield	Conclusion
67	Castle Field, Cinder Hill Lane, Horsted Keynes	20	The site is disconnected from the defined built-up area and settlement boundary. Development of the site does not meet the requirements of 'achieving sustainable development'. (NPPF, Chapter 2). The site is therefore considered unsuitable and has been excluded from further assessment.
663	Field 1, Ludwell Grange, Keysford Lane, Horsted Keynes	27	The site is disconnected from the defined built-up area and settlement boundary. Development of the site does not meet the requirements of 'achieving sustainable development'. (NPPF, Chapter 2). The site is therefore considered unsuitable and has been excluded from further assessment.
664	Field 2, Ludwell Grange, Keysford Lane, Horsted Keynes	15	The site is disconnected from the defined built-up area and settlement boundary. Development of the site does not meet the requirements of 'achieving sustainable development'. (NPPF, Chapter 2). The site is therefore considered unsuitable and has been excluded from further assessment.
837	Land at Little Oddyness Farm, Waterbury Hill, Horsted Keynes	5	The site is disconnected from the defined built-up area and settlement boundary. Development of the site does not meet the requirements of 'achieving sustainable

				development'. (NPPF, Chapter 2). The site is therefore considered unsuitable and has been excluded from further assessment.
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Sites Rejected at 2(b) – Showstoppers

ID	Site	Yield	Conclusion
69	Jeffrey's Farm Northern Fields (Ludwell Field adj Keysford and Sugar Lane)	22	<p>Areas of Outstanding Natural Beauty (AONB) should be protected and enhanced. The site is located within the High Weald AONB. Development of the site would cause detrimental impact to the AONB and should be avoided. (NPPF Para's 176,177)</p> <p>The site is therefore considered unsuitable for development and has been excluded from further assessment.</p>
748	The Old Rectory, Church Lane, Horsted Keynes	30	<p>Areas of Outstanding Natural Beauty (AONB) should be protected and enhanced. The site is located within the High Weald AONB. Development of the site would cause detrimental impact to the AONB and should be avoided. (NPPF Para's 176,177)</p> <p>The site is therefore considered unsuitable for development and has been excluded from further assessment.</p>
781	Land to the south of Robyns Barn, Birchgrove Road, Horsted Keynes	10	<p>Areas of Outstanding Natural Beauty (AONB) should be protected and enhanced. The site is located within the High Weald AONB. Development of the site would cause detrimental impact to the AONB and should be avoided. (NPPF Para's 176,177)</p> <p>The site is therefore considered unsuitable for development and has been excluded from further assessment.</p>
893	Land west of Church Lane, Horsted Keynes	38	<p>Areas of Outstanding Natural Beauty (AONB) should be protected and enhanced. The site is located within the High Weald AONB. Development of the site would cause detrimental impact to the AONB and should be avoided. (NPPF Para's 176,177)</p> <p>The site is therefore considered unsuitable for development and has been excluded from further assessment.</p>

945	Lucas Farm, Birch Grove Road, Horsted Keynes	30	<p>Areas of Outstanding Natural Beauty (AONB) should be protected and enhanced. The site is located within the High Weald AONB. Development of the site would cause detrimental impact to the AONB and should be avoided. (NPPF Para's 176,177)</p> <p>The site is therefore considered unsuitable for development and has been excluded from further assessment.</p>
971	Jeffrey's Farm Southern Fields	20	<p>Areas of Outstanding Natural Beauty (AONB) should be protected and enhanced. The site is located within the High Weald AONB. Development of the site would cause detrimental impact to the AONB and should be avoided. (NPPF Para's 176,177)</p> <p>The site is therefore considered unsuitable for development and has been excluded from further assessment.</p>
1021	King Field to north of Ludwell, Station Road, Horsted Keynes	20	<p>Areas of Outstanding Natural Beauty (AONB) should be protected and enhanced. The site is located within the High Weald AONB. Development of the site would cause detrimental impact to the AONB and should be avoided. (NPPF Para's 176,177)</p> <p>The site is therefore considered unsuitable for development and has been excluded from further assessment.</p>
1051	Land south of The Old Police House Field, Danehill Lane, Horsted Keynes	20	<p>Areas of Outstanding Natural Beauty (AONB) should be protected and enhanced. The site is located within the High Weald AONB. Development of the site would cause detrimental impact to the AONB and should be avoided. (NPPF Para's 176,177)</p> <p>The site is therefore considered unsuitable for development and has been excluded from further assessment.</p>
1052	Lucas Farm (whole farm), Birchgrove Road, Horsted Keynes	250	<p>Areas of Outstanding Natural Beauty (AONB) should be protected and enhanced. The site is located within the High Weald AONB. Development of the site would cause detrimental impact to the AONB and should be avoided. (NPPF Para's 176,177)</p>

			The site is therefore considered unsuitable for development and has been excluded from further assessment.
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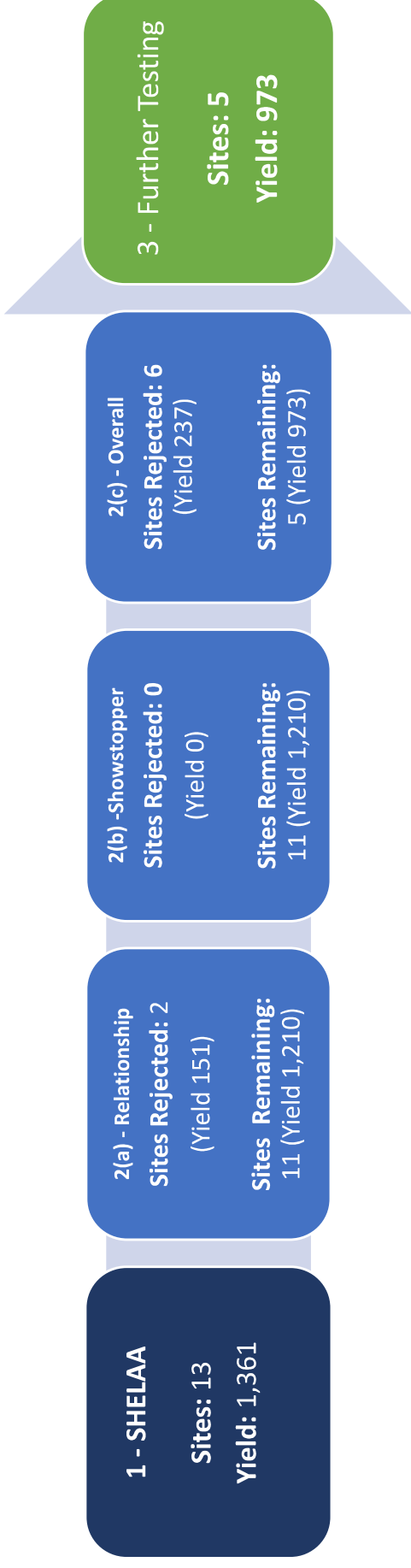
Sites Rejected at 2(c) – Overall Assessment against Criteria

ID	Site	Yield	Conclusion
68	Farm buildings, Jeffreys Farm, Horsted Keynes	18	<p>National Planning Policy gives considerable weight to the protection and enhancement of the natural and historic environment. In assessing the constraints (listed below) of this site in combination it is considered that the benefits of development would not outweigh the combined potential harm to the natural and historic environment. This site is therefore considered unsuitable for development and has been excluded from further assessment:</p> <ul style="list-style-type: none"> • AONB location requires detailed consideration of the landscape and its characteristics • The surrounding fields and landscape make a positive contribution to the characteristics of the AONB • No developer or housebuilder actively involved with the site • Site approach would require improvements to accommodate further development • Access to a main service centre is only likely by private car • A lower yield would be required to reflect a farmstead-type development and in order to protect the character and historic settlement pattern • The site is separated from the main village by farmland and Sugar Lane • Development of the site would be within the countryside and the built-up area boundary is unlikely to be amended to include any development of this site due to its separation from the main village, so the site would remain in the countryside

Stage 3 – Further Testing: Conclusions

ID	Site	Yield	Conclusion
	No sites		

HURSTPIERPOINT



Sites Rejected at Stage 2(a) – Relationship to Settlements

ID	Site	Yield	Conclusion
797	Land West of Pakyns Cottage, Albourne Road, Hurstpierpoint	31	The site is disconnected from the defined built-up area and settlement boundary. Development of the site does not meet the requirements of 'achieving sustainable development'. (NPPF, Chapter 2). The site is therefore considered unsuitable and has been excluded from further assessment.
798	Dumbrells Farm, Dumbrells Farm Way, Sayers Common	120	The site is disconnected from the defined built-up area and settlement boundary. Development of the site does not meet the requirements of 'achieving sustainable development'. (NPPF, Chapter 2). The site is therefore considered unsuitable and has been excluded from further assessment.

Sites Rejected at 2(b) – Showstoppers

ID	Site	Yield	Conclusion
	No sites		

Sites Rejected at 2(c) – Overall Assessment against Criteria

ID	Site	Yield	Conclusion
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.
794	Land at Benfell LTD, Albourne Road, Hurstpierpoint	8		Loss of employment from redevelopment of site. Site in use as warehousing. Conflict with SA34 safeguarding existing employment sites. The site is therefore excluded from further assessment.
800	West of The Grange, Hurstpierpoint	20		National Planning Policy gives considerable weight to the protection and enhancement of the natural and historic environment. In assessing the constraints (listed below) of this site in combination it is considered that the benefits of development would not outweigh the combined potential harm to the natural and historic environment This site is therefore considered unsuitable for development and has been excluded from further assessment: <ul style="list-style-type: none"> • Development would be detrimental to the open and rural setting of Langton Conservation Area and have a fundamental on its character. • Development would be detrimental to the rural setting of the Listed building The site is therefore considered unsuitable for development and has been excluded from further assessment.
1019	Grange Farm, BullFinch Lane Hurstpierpoint	150		Great weight is given to the conservation and enhancement of the historic environment. Development of the site would cause less than sustainable harm: High impact to a grade listed buildings and conservation area. It is not considered that the benefits of development would outweigh harm or loss to the asset. The site is therefore considered unsuitable for development and has been excluded from further assessment.

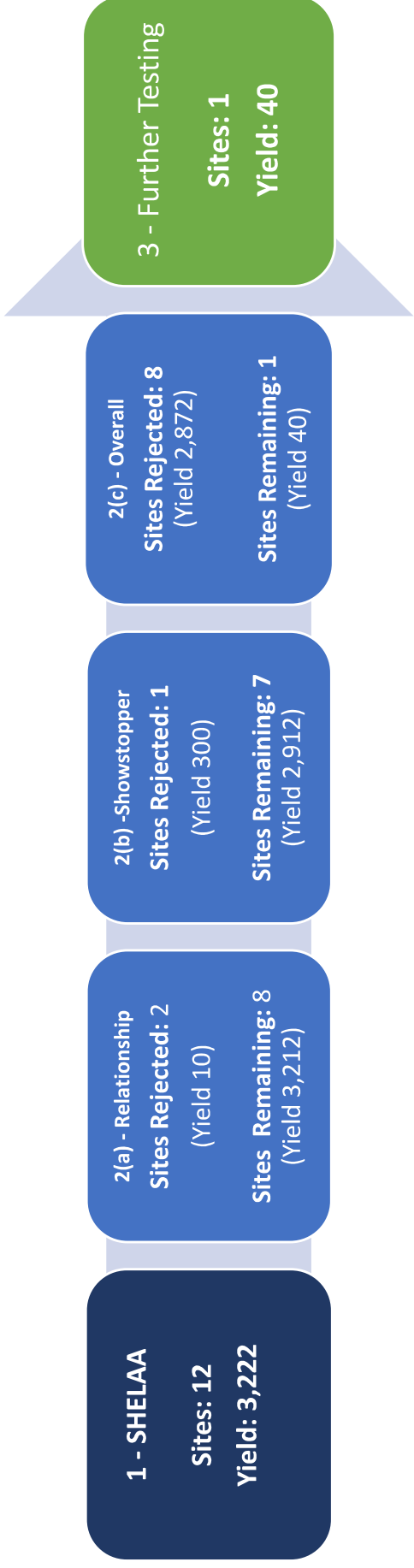
Stage 3 – Further Testing: Conclusions

ID	Site	Yield	Conclusion
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 Proposed Submission (DPA12).</p>
19	Land east of College Lane, Hurstpierpoint	80	<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>However, there is the potential for this site to contribute to the coalescence of settlements which is in conflict with the strategic objectives of the Plan.</p> <p>Therefore, it is concluded that this site is not suitable for allocation in the District Plan 2021 – 2039 Proposed Submission.</p>
575	Land north east of Hurstpierpoint	150	<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>However, there is the potential for this site to contribute to the coalescence of settlements which is in conflict with the strategic objectives of the Plan.</p> <p>Therefore, it is concluded that this site is not suitable for allocation in the District Plan 2021 – 2039 Proposed Submission.</p>
1075	Land north of Willow way and Talbort Mead, Cuckfield Road, Hurstpierpoint	153	<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>However, there is the potential for this site to contribute to the coalescence of settlements which is in conflict with the strategic objectives of the Plan.</p> <p>Therefore, it is concluded that this site is not suitable for allocation in the District Plan 2021 – 2039 Proposed Submission.</p>
1095	Land at West Town Farm Hurstpierpoint	500	<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>However, there is the potential for this site to contribute to the coalescence of settlements which is in conflict with the strategic objectives of the Plan.</p> <p>Therefore, it is concluded that this site is not suitable for allocation in the District Plan 2021 – 2039 Proposed Submission.</p>

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LINDFIELD



Sites Rejected at Stage 2(a) – Relationship to Settlements

ID	Site	Yield	Conclusion
833	The Snowdrop Inn, Snowdrop Lane	5	The site is disconnected from the defined built -up area and settlement boundary. Development of the site does not meet the requirements of 'achieving sustainable development'. (NPPF, Chapter 2). The site is therefore considered unsuitable and has been excluded from further assessment.
982	Land west of Awbrook House Lewes Road Lindfield	5	The site is disconnected from the defined built -up area and settlement boundary. Development of the site does not meet the requirements of 'achieving sustainable development'. (NPPF, Chapter 2). The site is therefore considered unsuitable and has been excluded from further assessment.

Sites Rejected at 2(b) – Showstoppers

ID	Site	Yield	Conclusion
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1049	Little Walstead Farm, (north parcel only), Lindfield	300	<p>Transport issues should be considered from the earliest stages of plan-making and development proposals. An assessment of the site has identified severe access issues that are unlikely to be mitigated. It is concluded that development of the site is not acceptable.</p> <p>The site is therefore considered unsuitable for development and has been excluded from further assessment.</p>
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Sites Rejected at 2(c) – Overall Assessment against Criteria

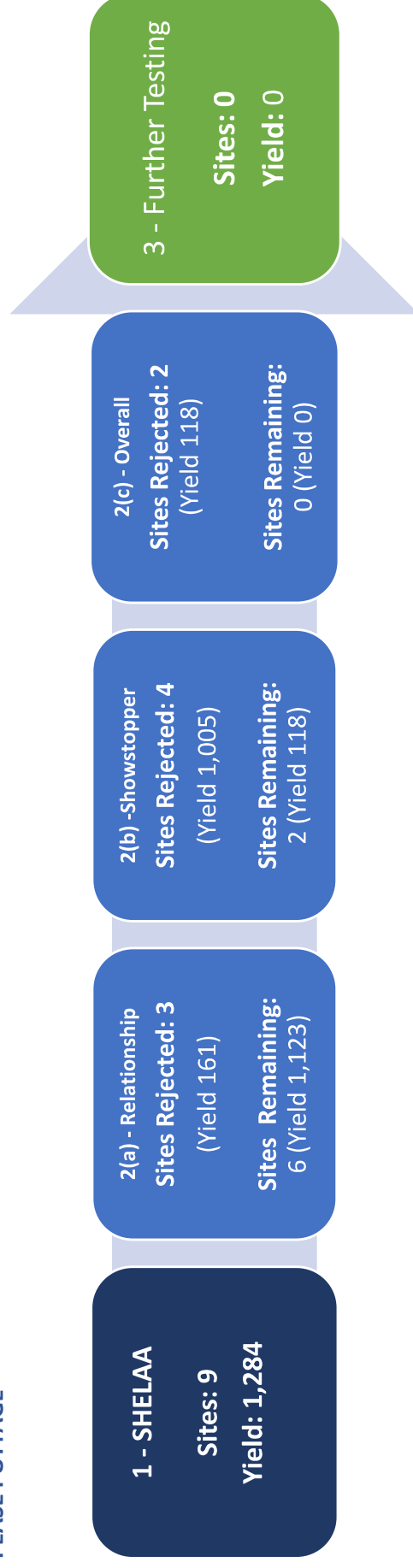
ID	Site	Yield	Conclusion
498	Land north east of Lindfield	300	<p>The availability of this site is uncertain.</p> <p>The site is therefore excluded from further assessment.</p>
983	Land at Walstead Grange Scamps Hill Lindfield	90	<p>Great weight is given to the conservation and enhancement of the historic environment. Development of the site would cause less than sustainable harm: High impact to a grade listed buildings. It is not considered that the benefits of development would outweigh harm or loss to the asset.</p> <p>The site is therefore considered unsuitable for development and has been excluded from further assessment.</p>
1006	Land to the north of Lyoth Lane, Lindfield	30	<p>Great weight is given to the conservation and enhancement of the historic environment. Development of the site would cause less than sustainable harm: High impact to listed buildings. It is not considered that the benefits of development would outweigh harm or loss to the asset.</p> <p>The site is therefore considered unsuitable for development and has been excluded from further assessment.</p>
1035	Land east of Old Place Cottage, High Street	40	<p>Great weight is given to the conservation and enhancement of the historic environment. Development of the site would cause less than sustainable harm: High impact to listed buildings and Conservation Area. It is not considered that the benefits of development would outweigh harm or loss to the asset.</p>

1050	Little Walstead Farm, (south parcel only), Lindfield	237	<p>The site is therefore considered unsuitable for development and has been excluded from further assessment.</p> <p>Great weight is given to the conservation and enhancement of the historic environment. Development of the site would cause less than sustainable harm: High impact to listed buildings. It is not considered that the benefits of development would outweigh harm or loss to the asset.</p> <p>The site is therefore considered unsuitable for development and has been excluded from further assessment.</p>
1096	Land at Hangmans Acre Farm Lindfield	450	<p>Great weight is given to the conservation and enhancement of the historic environment. Development of the site would cause less than sustainable harm: High impact to listed buildings and Conservation Area. It is not considered that the benefits of development would outweigh harm or loss to the asset.</p> <p>The site is therefore considered unsuitable for development and has been excluded from further assessment.</p>
1138	Land at The Paddock, East Mascalls Lane	25	<p>Great weight is given to the conservation and enhancement of the historic environment. Development of the site would cause less than sustainable harm to listed buildings. It is not considered that the benefits of development would outweigh harm or loss to the asset.</p> <p>The site is therefore considered unsuitable for development and has been excluded from further assessment.</p>
1147	Land at Hangman's Acre and Little Walstead	1,722	<p>The site promoter of the larger site (1096) submitted a site which combines four sites previously assessed; 498, 983, 1049 and 1096. Whilst the different landowners are aware of the intention to promote the combined site, there is currently no formal agreement or option for it to come forward as one site. Furthermore, there is insufficient information with regards to the quantum and uses for the site, as well as a lack of supporting evidence. Therefore, its availability and deliverability are uncertain.</p> <p>The site is therefore considered unsuitable for development and has been excluded from further assessment.</p>

Stage 3 – Further Testing: Conclusions

ID	Site	Yield	Conclusion
29	Land off Snowdrop Lane, Lindfield, Haywards Heath	40	<p>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. However, there are number of factors, including impact on the rural setting of the Lewes Road Conservation Area and conflict with strategy objectives, which combined result to the conclusion of other more sustainable and suitable site being available.</p>

PEASE POTTAGE



Sites Rejected at Stage 2(a) – Relationship to Settlements

ID	Site	Yield	Conclusion
574	Land west of Cedar Cottage, Tilgate Forest Lodge, Brighton Road,	88	<p>The site is disconnected from the defined built-up area and settlement boundary. Development of the site does not meet the requirements of 'achieving sustainable</p>

			development'. (NPPF, Chapter 2). The site is therefore considered unsuitable and has been excluded from further assessment.
774	Land at Tilgate Forest Lodge, Brighton Road, Pease Pottage	33	The site is disconnected from the defined built -up area and settlement boundary. Development of the site does not meet the requirements of 'achieving sustainable development'. (NPPF, Chapter 2). The site is therefore considered unsuitable and has been excluded from further assessment.
822	Land west of Cedar Cottage, Tilgate Forest Lodge, Brighton Road	40	The site is disconnected from the defined built -up area and settlement boundary. Development of the site does not meet the requirements of 'achieving sustainable development'. (NPPF, Chapter 2). The site is therefore considered unsuitable and has been excluded from further assessment.

Sites Rejected at 2(b) – Showstoppers

ID	Site	Yield	Conclusion
581	Woodhurst Farmhouse, Old Brighton Road South, Pease Pottage	200	Areas of Outstanding Natural Beauty (AONB) should be protected and enhanced. The site is located within the High Weald AONB. Development of the site would cause detrimental impact to the AONB and should be avoided. (NPPF Para's 176,177) The site is therefore considered unsuitable for development and has been excluded from further assessment.
603	Land to the West of Woodhurst Farm, Old Brighton Road South, Pease Pottage	620	Areas of Outstanding Natural Beauty (AONB) should be protected and enhanced. The site is located within the High Weald AONB. Development of the site would cause detrimental impact to the AONB and should be avoided. (NPPF Para's 176,177) The site is therefore considered unsuitable for development and has been excluded from further assessment.
674	Land north of Pease Pottage, West of Old Brighton Road, Pease Pottage	180	Areas of Outstanding Natural Beauty (AONB) should be protected and enhanced. The site is located within the High Weald AONB. Development of the site would cause detrimental impact to the AONB and should be avoided. (NPPF Para's 176,177) The site is therefore considered unsuitable for development and has been excluded from further assessment.

731	Land to west of 63 Horsham Road, Pease Pottage	5	<p>Areas of Outstanding Natural Beauty (AONB) should be protected and enhanced. The site is located within the High Weald AONB. Development of the site would cause detrimental impact to the AONB and should be avoided. (NPPF Para's 176,177)</p> <p>Development of the site would result in loss/direct harm to ancient woodland. There are no known wholly exceptional reasons presented to the Council that would support development of this site (NPPF Para 180c).</p> <p>The site is therefore considered unsuitable for development and has been excluded from further assessment.</p>
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Sites Rejected at 2(c) – Overall Assessment against Criteria

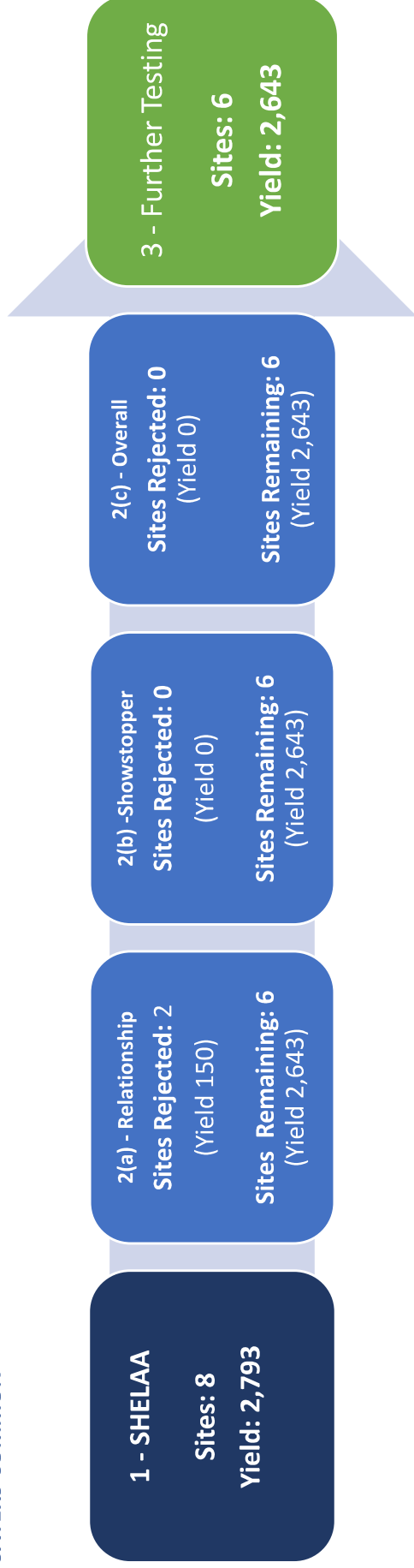
ID	Site	Yield	Conclusion
219	Land at former Driving Range, Horsham Road	75	<p>National Planning Policy gives considerable weight to the protection and enhancement of the natural and historic environment. In assessing the constraints (listed below) of this site in combination it is considered that the benefits of development would not outweigh the combined potential harm to the natural and historic environment. This site is therefore considered unsuitable for development and has been excluded from further assessment:</p> <ul style="list-style-type: none"> • Moderate impact on the AONB. Erosion of countryside and green gap in this part of the AONB. • Site is partially affected by ancient woodland and/or Ancient and/or Veteran Trees. Development of the site would result in some harm, retain perimeter trees and woodland. • Access to main service centre likely to be car dependent <p>The site is therefore considered unsuitable for development and has been excluded from further assessment.</p>
818	Land north of the Former Golf House, Horsham Road	43	<p>Site is still in active employment use. Site is in office use with associated car parking. Potential conflict with SA34 safeguarding existing employment sites. Site is within the AONB; may potentially be regarded as Major Development, Moderate impact. The site is</p>

		also not well related to services and facilities at Pease Pottage or Crawley. Therefore, site does not support the delivery of sustainable communities which is a key part of the District Plan Strategy. Other more sustainable sites are available for development.
		The site is therefore considered unsuitable for development and has been excluded from further assessment.

Stage 3 – Further Testing: Conclusions

ID	Site	Yield	Conclusion
	No sites		

SAYERS COMMON



Sites Rejected at Stage 2(a) – Relationship to Settlements

ID	Site	Yield	Conclusion
786	Land east of Avtrade, Reeds Lane, Sayers Common	75	The site is disconnected from the defined built-up area and settlement boundary. Development of the site does not meet the requirements of 'achieving sustainable development'. (NPPF, Chapter 2). The site is therefore considered unsuitable and has been excluded from further assessment.

787	Land at Kingsland Lodge, London Road, Sayers Common	75	The site is disconnected from the defined built-up area and settlement boundary. Development of the site does not meet the requirements of 'achieving sustainable development'. (NPPF, Chapter 2). The site is therefore considered unsuitable and has been excluded from further assessment.
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Sites Rejected at 2(b) – Showstoppers

ID	Site	Yield	Conclusion
	No sites		

Sites Rejected at 2(c) – Overall Assessment against Criteria

ID	Site	Yield	Conclusion
	No Sites		

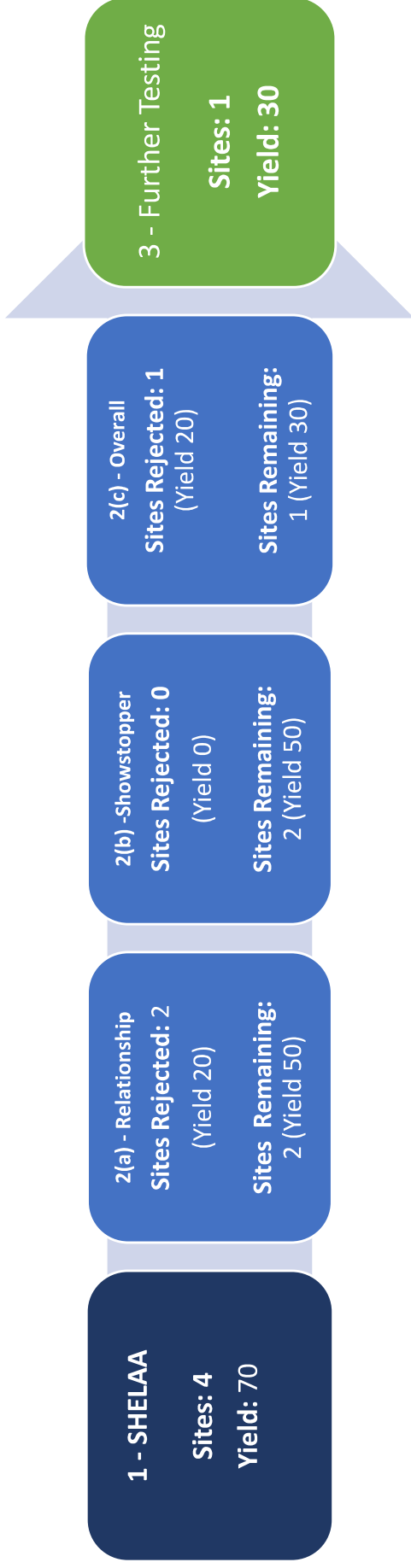
Stage 3 – Further Testing: Conclusions

ID	Site	Yield	Conclusion
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 Proposed Submission (DPSC5).
799	Land south of Reeds Lane, Albourne	1850	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.

830	Land to the west of Kings Business Centre, Reeds Lane, Sayers Common	100	<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 Proposed Submission (DPSC3).</p> <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 Proposed Submission (DPSC6).</p> <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 Proposed Submission (DPSC7).</p> <p>Overlaps with site 799, which is allocated for development in the District Plan 2021 – 2039 Proposed Submission (policy DPSC3).</p>
1003	Land to South of LVS Hassocks, London Road, Sayers Common	200	<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>
1018	Extension south west of Meadow View, Sayers Common	250	<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>
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>

		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 Proposed Submission (DPSC4).

SCAYNES HILL



Sites Rejected at Stage 2(a) – Relationship to Settlements

ID	Site	Yield	Conclusion
834	Land at Great Walstead School, East Mascalls Lane, Lindfield	14	The site is disconnected from the defined built -up area and settlement boundary. Development of the site does not meet the requirements of 'achieving sustainable development'. (NPPF, Chapter 2). The site is therefore considered unsuitable and has been excluded from further assessment.
985	Land West of Nash Farm Nash Lane Scaynes Hill	6	The site is disconnected from the defined built -up area and settlement boundary. Development of the site does not meet the requirements of 'achieving sustainable development'. (NPPF, Chapter 2). The site is therefore considered unsuitable and has been excluded from further assessment.

Sites Rejected at 2(b) – Showstoppers

ID	Site	Yield	Conclusion
	No sites		

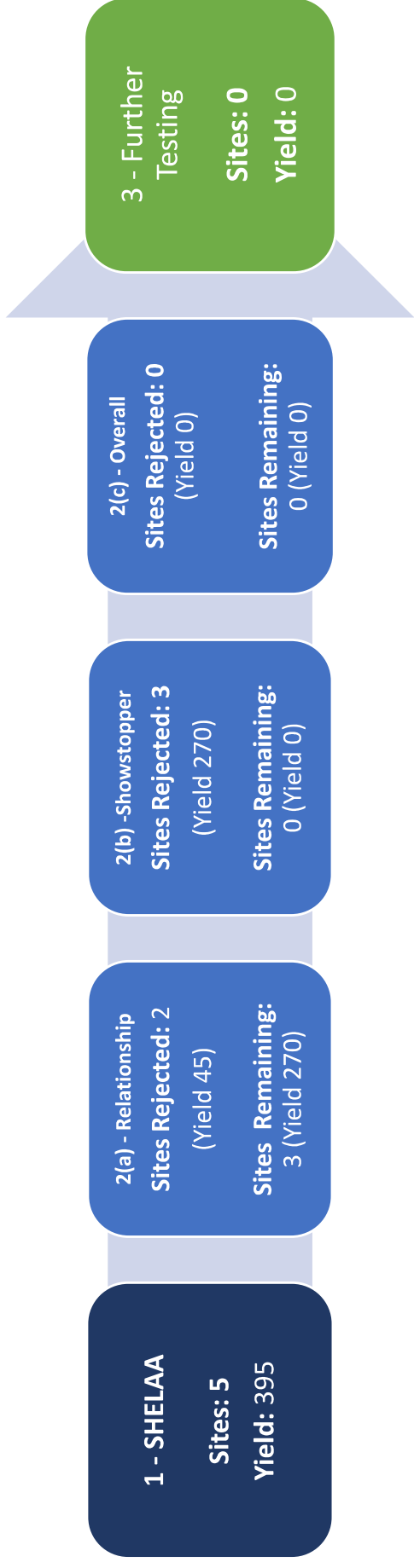
Sites Rejected at 2(c) – Overall Assessment against Criteria

ID	Site	Yield	Conclusion
1062	The Yard at Ham Lane Farm, Scaynes Hill	20	Site is still in active employment use. Site is in use as agricultural outbuildings, storage and business use buildings. Conflict with SA34 safeguarding existing employment sites. The site is therefore considered unsuitable for development and has been excluded from further assessment.

Stage 3 – Further Testing: Conclusions

ID	Site	Yield	Conclusion
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 Proposed Submission (DPA15).</p>

SHARPTHORNE



Sites Rejected at Stage 2(a) – Relationship to Settlements

ID	Site	Yield	Conclusion
656	Hangdown Mead Business Park, Top Road, Sharpthorne	15	The site is disconnected from the defined built -up area and settlement boundary. Development of the site does not meet the requirements of ‘achieving sustainable development’. (NPPF, Chapter 2). The site is therefore considered unsuitable and has been excluded from further assessment.
856	Moonwood Barn, Hangdown Mead Farm, Top Road, West Hoathly	30	The site is disconnected from the defined built -up area and settlement boundary. Development of the site does not meet the requirements of ‘achieving sustainable development’. (NPPF, Chapter 2). The site is therefore considered unsuitable and has been excluded from further assessment.

Sites Rejected at 2(b) – Showstoppers

ID	Site	Yield	Conclusion
386	Ibstock Brickworks, Sharpthorne	100	Areas of Outstanding Natural Beauty (AONB) should be protected and enhanced. The site is located within the High Weald AONB. Development of the site would cause detrimental impact to the AONB and should be avoided. (NPPF Para’s 176,177) The site is therefore considered unsuitable for development and has been excluded from further assessment.

1064	West Hoathly (Ibstock) Brickworks Large site, Sharpthorne	150	<p>Areas of Outstanding Natural Beauty (AONB) should be protected and enhanced. The site is located within the High Weald AONB. Development of the site would cause detrimental impact to the AONB and should be avoided. (NPPF Para's 176,177)</p> <p>The site is therefore considered unsuitable for development and has been excluded from further assessment.</p>
1139	Land at Station Road	20	<p>Areas of Outstanding Natural Beauty (AONB) should be protected and enhanced. The site is located within the High Weald AONB. Development of the site would cause detrimental impact to the AONB and should be avoided. (NPPF Para's 176,177)</p> <p>The site is therefore considered unsuitable for development and has been excluded from further assessment.</p>

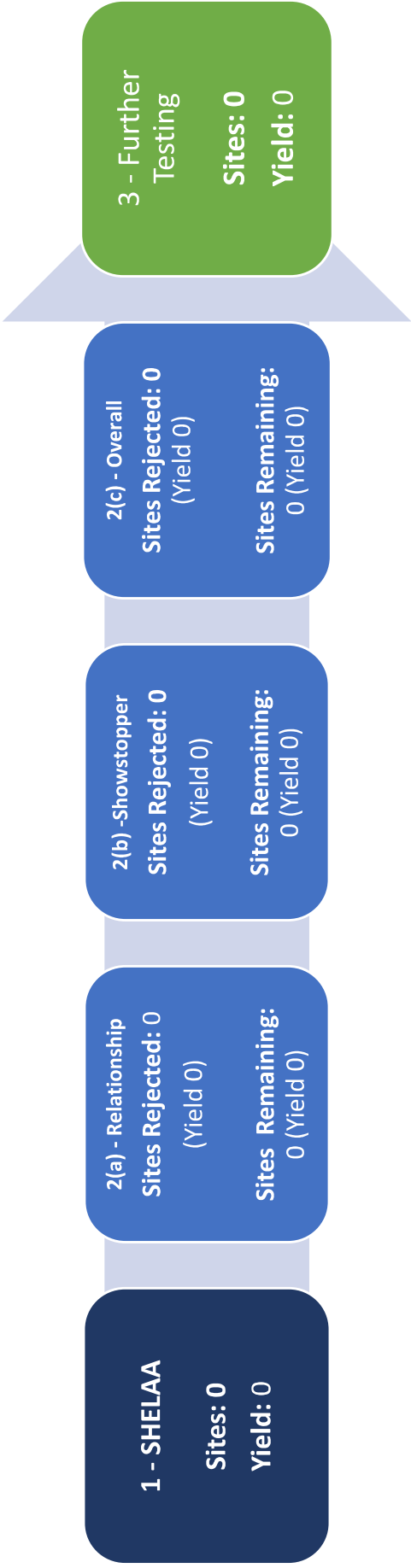
Sites Rejected at 2(c) – Overall Assessment against Criteria

ID	Site	Yield	Conclusion
	No Sites		

Stage 3 – Further Testing: Conclusions

ID	Site	Yield	Conclusion
	No Sites		

SLAUGHAM



Sites Rejected at Stage 2(a) – Relationship to Settlements

ID	Site	Yield	Conclusion
	No Sites		

Sites Rejected at 2(b) – Showstoppers

ID	Site	Yield	Conclusion
	No Sites		

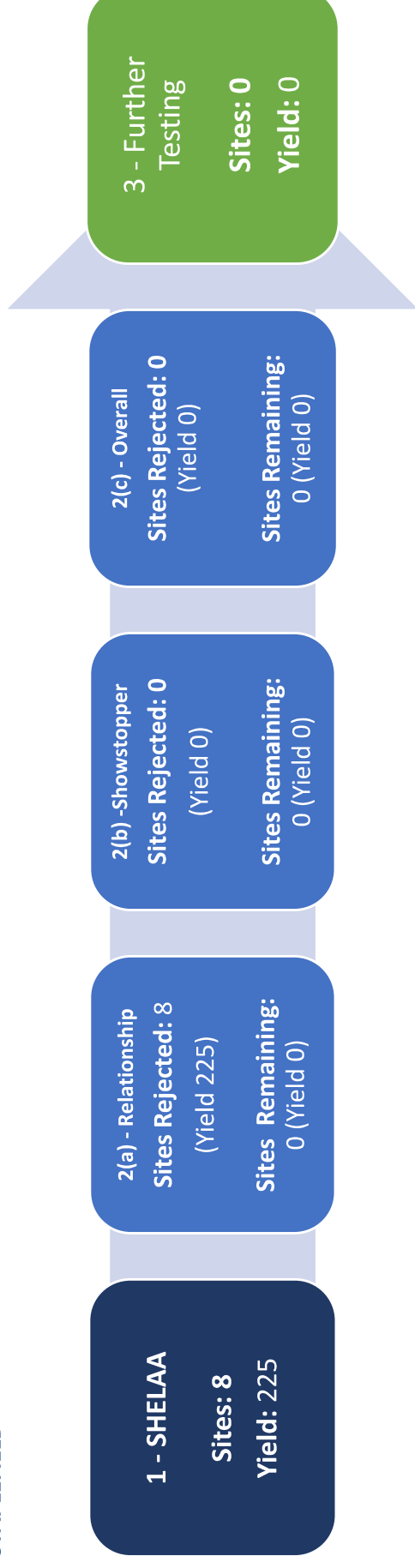
Sites Rejected at 2(c) – Overall Assessment against Criteria

ID	Site	Yield	Conclusion
	No Sites		

Stage 3 – Further Testing: Conclusions

ID	Site	Yield	Conclusion
	No Sites		

STAPLEFIELD



Sites Rejected at Stage 2(a) – Relationship to Settlements

ID	Site	Yield	Conclusion
641	Tanyards Field, Tanyard Lane, Staplefield (Larger option inclusive of Site 596)	6	The site is disconnected from the defined built -up area and settlement boundary. Development of the site does not meet the requirements of 'achieving sustainable development'. (NPPF, Chapter 2). The site is therefore considered unsuitable and has been excluded from further assessment.
659	Rosebank, Handcross Road, Staplefield (two options including and excluding Rosebank)	9	The site is disconnected from the defined built -up area and settlement boundary. Development of the site does not meet the requirements of 'achieving sustainable development'. (NPPF, Chapter 2). The site is therefore considered unsuitable and has been excluded from further assessment.
642	Land south of village Hall, Cuckfield Road, Staplefield	26	The site is disconnected from the defined built -up area and settlement boundary. Development of the site does not meet the requirements of 'achieving sustainable development'. (NPPF, Chapter 2). The site is therefore considered unsuitable and has been excluded from further assessment.
660	The Stables Field, Tanyard Lane, Staplefield	9	The site is disconnected from the defined built -up area and settlement boundary. Development of the site does not meet the requirements of 'achieving sustainable development'. (NPPF, Chapter 2). The site is therefore considered unsuitable and has been excluded from further assessment.
805	Land adjacent to Meadow Woods, Brook Street, Cuckfield	5	The site is disconnected from the defined built -up area and settlement boundary. Development of the site does not meet the requirements of 'achieving sustainable

			development'. (NPPF, Chapter 2). The site is therefore considered unsuitable and has been excluded from further assessment.
820	Land at Stanbridge Farm, Stanbridge Lane, Staplefield	10	The site is disconnected from the defined built -up area and settlement boundary. Development of the site does not meet the requirements of 'achieving sustainable development'. (NPPF, Chapter 2). The site is therefore considered unsuitable and has been excluded from further assessment.
821	Land at Slaugham Garden Nursery, Staplefield Road, Slaugham	10	The site is disconnected from the defined built -up area and settlement boundary. Development of the site does not meet the requirements of 'achieving sustainable development'. (NPPF, Chapter 2). The site is therefore considered unsuitable and has been excluded from further assessment.
903	Land at Meadow Wood and Ashbourne Brook Street, Cuckfield	150	The site is disconnected from the defined built -up area and settlement boundary. Development of the site does not meet the requirements of 'achieving sustainable development'. (NPPF, Chapter 2). The site is therefore considered unsuitable and has been excluded from further assessment.

Sites Rejected at 2(b) – Showstoppers

ID	Site	Yield	Conclusion
	No sites		

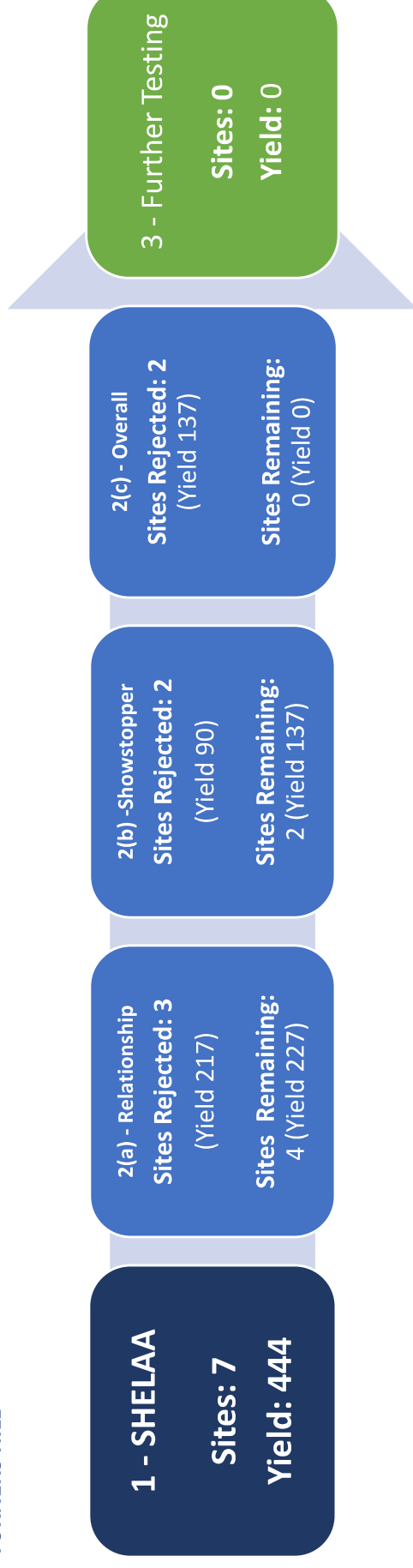
Sites Rejected at 2(c) – Overall Assessment against Criteria

ID	Site	Yield	Conclusion
	No Sites		

Stage 3 – Further Testing: Conclusions

ID	Site	Yield	Conclusion
	No Sites		

TURNERS HILL



Sites Rejected at Stage 2(a) – Relationship to Settlements

ID	Site	Yield	Conclusion
764	Land East of Hill House Close, Turners Hill	30	The site is disconnected from the defined built -up area and settlement boundary. Development of the site does not meet the requirements of 'achieving sustainable development'. (NPPF, Chapter 2). The site is therefore considered unsuitable and has been excluded from further assessment.
853	Land north of Turners Hill Road, Turners Hill	175	The site is disconnected from the defined built -up area and settlement boundary. Development of the site does not meet the requirements of 'achieving sustainable development'. (NPPF, Chapter 2). The site is therefore considered unsuitable and has been excluded from further assessment.
855	Millwood Farm, East Street, Turners Hill	12	The site is disconnected from the defined built -up area and settlement boundary. Development of the site does not meet the requirements of 'achieving sustainable development'. (NPPF, Chapter 2). The site is therefore considered unsuitable and has been excluded from further assessment.

Sites Rejected at 2(b) – Showstoppers

ID	Site	Yield	Conclusion
569	Land rear of Withypitts, Selsfield Road, Turners Hill	45	Transport issues should be considered from the earliest stages of plan-making and development proposals. An assessment of the site has identified severe access issues that

			are unlikely to be mitigated. It is concluded that development of the site is not acceptable. (NPPF Para 104)
916	Land on East Street and Withypitts Paddock Turners Hill	45	<p>The site is therefore considered unsuitable for development and has been excluded from further assessment.</p> <p>Areas of Outstanding Natural Beauty (AONB) should be protected and enhanced. The site is located within the High Weald AONB. Development of the site would cause detrimental impact to the AONB and should be avoided. (NPPF Para's 176,177)</p> <p>The site is therefore considered unsuitable for development and has been excluded from further assessment.</p> <ul style="list-style-type: none"> •

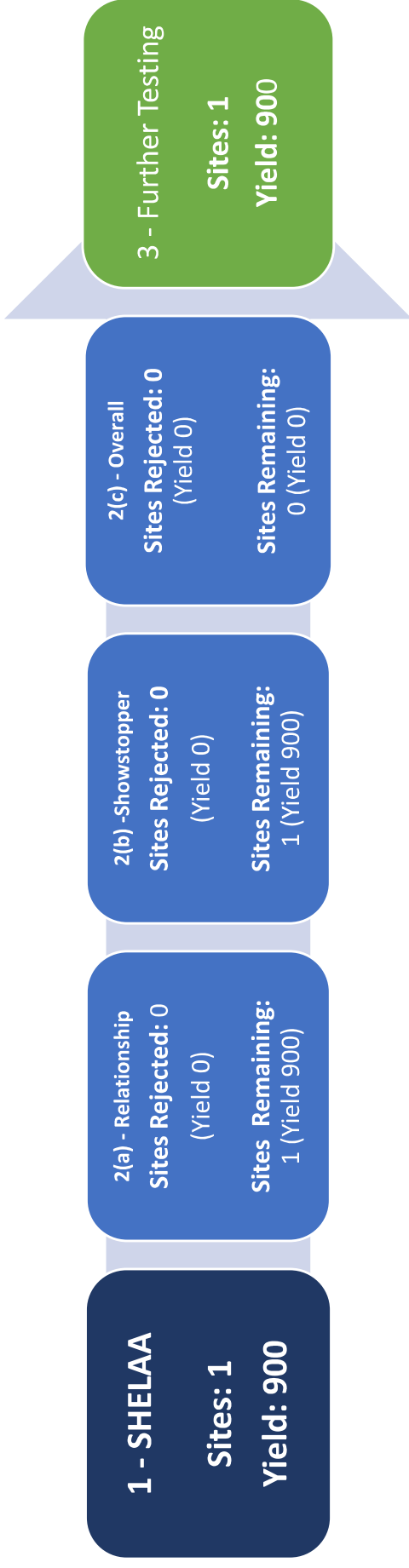
Sites Rejected at 2(c) – Overall Assessment against Criteria

ID	Site	Yield	Conclusion
474	Land adjacent to 18 East Street, Turners Hill	12	<p>Areas of Outstanding Natural Beauty (AONB) should be protected and enhanced. The site is located within the High Weald AONB. Development of the site would cause detrimental impact to the AONB and should be avoided. (NPPF Para's 176,177)</p> <p>The site is therefore considered unsuitable for development and has been excluded from further assessment.</p>
852	Land north of Old Vicarage Field, Lion Lane, Turners Hill	125	<p>Transport issues should be considered from the earliest stages of plan-making and development proposals. An assessment of the site has identified severe access issues that are unlikely to be mitigated. It is concluded that development of the site is not acceptable. (NPPF Para 104)</p> <p>The site is therefore considered unsuitable for development and has been excluded from further assessment.</p>

Stage 3 – Further Testing: Conclusions

ID	Site	Yield	Conclusion
	No sites		

TWINEHAM



Sites Rejected at Stage 2(a) – Relationship to Settlements

ID	Site	Yield	Conclusion
	No sites		

Sites Rejected at 2(b) – Showstoppers

ID	Site	Yield	Conclusion
	No sites		

Sites Rejected at 2(c) – Overall Assessment against Criteria

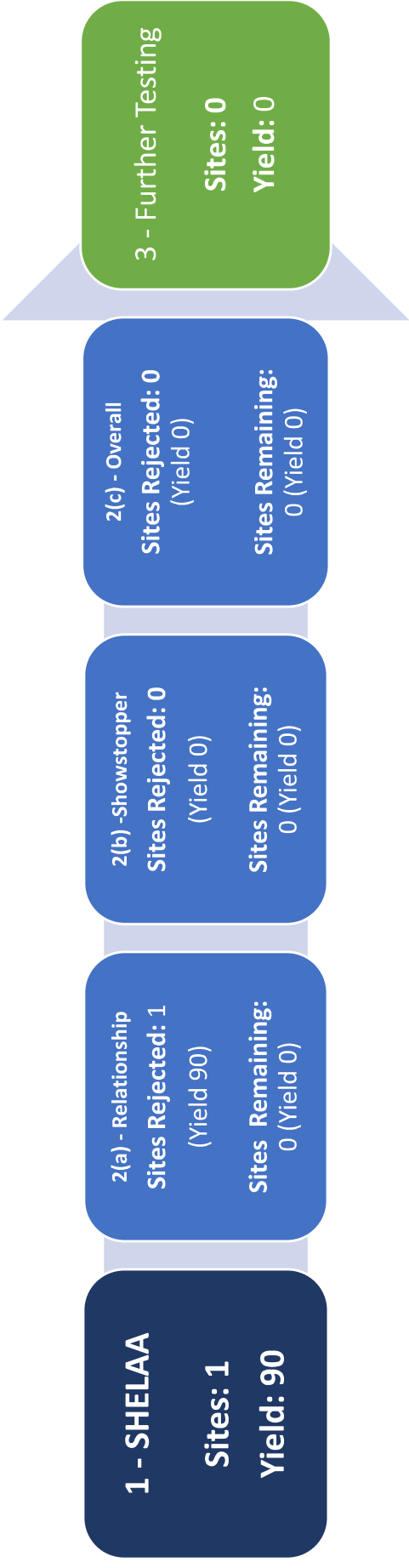
ID	Site	Yield	Conclusion
	No Sites		

Stage 3 – Further Testing: Conclusions

ID	Site	Yield	Conclusion

678	Broad location West of A23	900 in plan period	<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>This site has been proposed for 10,000 home mixed-use development with the majority (8,000 dwellings) within Horsham district. This would be a standalone settlement rather than providing extensions to existing settlements, so would not comply with the draft District Plan strategy. In addition, there is considerable uncertainty regarding delivery – the site has historically not been supported by Horsham District Council and did not feature in their adopted Local Plan or draft Regulation 19 Local Plan review. The site would now be subject to Water Neutrality considerations.</p> <p>Therefore, it is concluded that this site is not suitable for allocation in the District Plan 2021 – 2039 Proposed Submission.</p>
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WALSTEAD



Sites Rejected at Stage 2(a) – Relationship to Settlements

ID	Site	Yield	Conclusion
78	Land at junction of Snow Drop Lane / Bedales Hill	90	The site is disconnected from the defined built -up area and settlement boundary. Development of the site does not meet the requirements of 'achieving sustainable development'. (NPPF, Chapter 2). The site is therefore considered unsuitable and has been excluded from further assessment.

Sites Rejected at 2(b) – Showstoppers

ID	Site	Yield	Conclusion
	No sites		

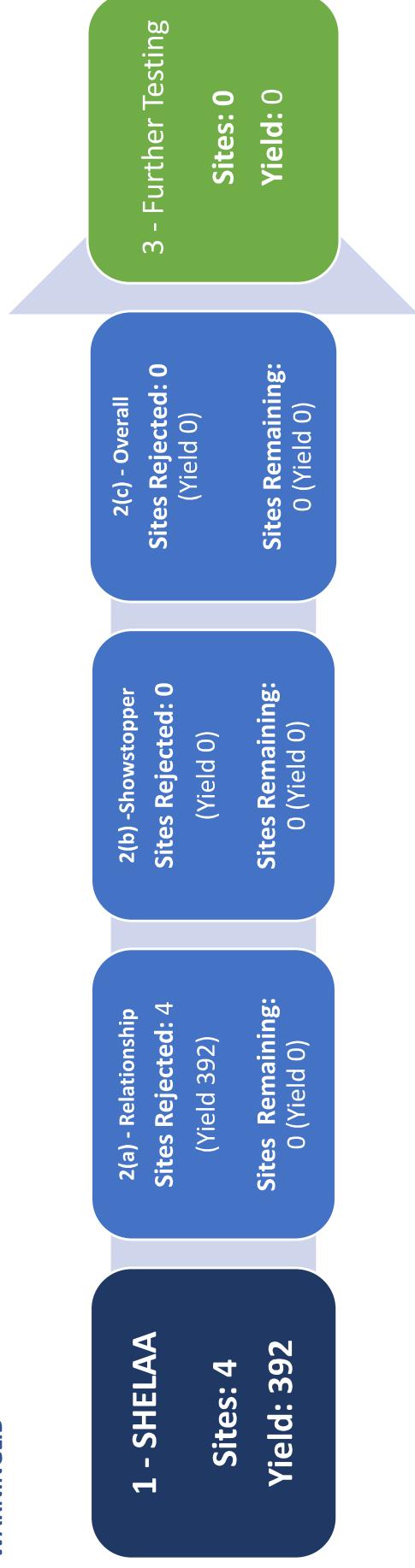
Sites Rejected at 2(c) – Overall Assessment against Criteria

ID	Site	Yield	Conclusion
	No sites		

Stage 3 – Further Testing: Conclusions

ID	Site	Yield	Conclusion
	No sites		

WARNINGLID



Sites Rejected at Stage 2(a) – Relationship to Settlements

ID	Site	Yield	Conclusion
612	Land south of Warninglid Primary School, Slaugham Lane, Warninglid	240	The site is disconnected from the defined built-up area and settlement boundary. Development of the site does not meet the requirements of 'achieving sustainable development'. (NPPF, Chapter 2). The site is therefore considered unsuitable and has been excluded from further assessment.
816	Old Park Farm, Slaugham Lane, Warninglid	12	The site is disconnected from the defined built-up area and settlement boundary. Development of the site does not meet the requirements of 'achieving sustainable development'. (NPPF, Chapter 2). The site is therefore considered unsuitable and has been excluded from further assessment.
817	The Old Milking Parlour, The Street, Warninglid	60	The site is disconnected from the defined built-up area and settlement boundary. Development of the site does not meet the requirements of 'achieving sustainable development'. (NPPF, Chapter 2). The site is therefore considered unsuitable and has been excluded from further assessment.
839	Land at Hazeldene Farm, north of Orchard Way, Warninglid	80	The site is disconnected from the defined built-up area and settlement boundary. Development of the site does not meet the requirements of 'achieving sustainable development'. (NPPF, Chapter 2). The site is therefore considered unsuitable and has been excluded from further assessment.

Sites Rejected at 2(b) – Showstoppers

ID	Site	Yield	Conclusion
	No sites		

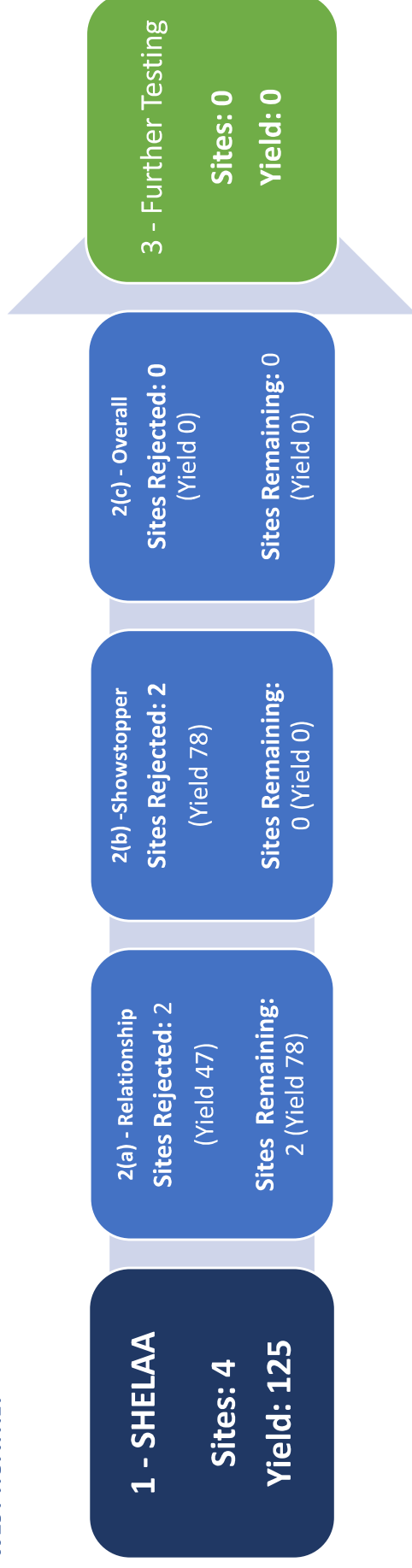
Sites Rejected at 2(c) – Overall Assessment against Criteria

ID	Site	Yield	Conclusion
	No sites		

Stage 3 – Further Testing: Conclusions

ID	Site	Yield	Conclusion
	No sites		

WEST HOATHLY



Sites Rejected at Stage 2(a) – Relationship to Settlements

ID	Site	Yield	Conclusion
721	Philpots Quarry, Hook Lane, West Hoathly	33	The site is disconnected from the defined built-up area and settlement boundary. Development of the site does not meet the requirements of 'achieving sustainable development'. (NPPF, Chapter 2). The site is therefore considered unsuitable and has been excluded from further assessment.

1015	North east of Ashurst Field, Highbrook Lane, West Hoathly	14	The site is disconnected from the defined built-up area and settlement boundary. Development of the site does not meet the requirements of 'achieving sustainable development'. (NPPF, Chapter 2). The site is therefore considered unsuitable and has been excluded from further assessment.
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Sites Rejected at 2(b) – Showstoppers

ID	Site	Yield	Conclusion
653	Webbs Mead, Land West of Broadfield, West Hoathly, RH19 4QR	60	Areas of Outstanding Natural Beauty (AONB) should be protected and enhanced. The site is located within the High Weald AONB. Development of the site would cause detrimental impact to the AONB and should be avoided. (NPPF Para's 176,177)
1013	Land at Hoathly Hill, West Hoathly	18	The site is therefore considered unsuitable for development and has been excluded from further assessment. There is no evidence that this site is available for development. The site is therefore considered unsuitable for development and has been excluded from further assessment.

Sites Rejected at 2(c) – Overall Assessment against Criteria

ID	Site	Yield	Conclusion
	No sites		

Stage 3 – Further Testing: Conclusions

ID	Site	Yield	Conclusion
	No sites		