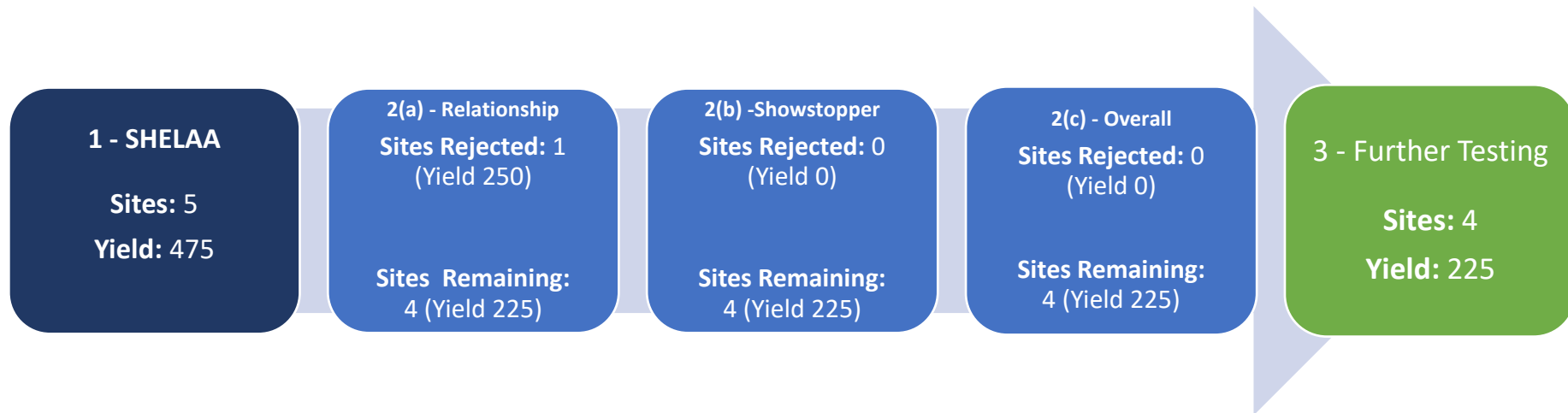


Appendix 4 – Site Assessment Conclusions by Settlement

ALBOURNE



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

ID	Site	Yield	Conclusion
788	Q Leisure, The Old Sandpit, London Road, Albourne, BN6 9BQ	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.

Sites Rejected at 2(b) – Showstoppers

ID	Site	Yield	Conclusion
	No sites		

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

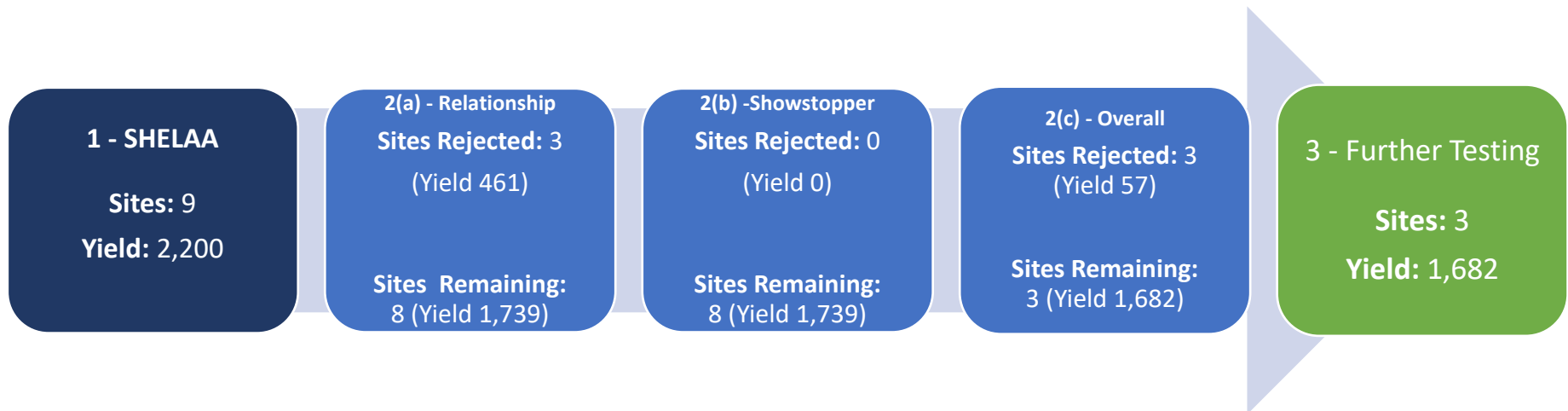
ID	Site	Yield	Conclusion
	No sites		

Stage 3 – Further Testing: Conclusions

ID	Site	Yield	Conclusion
775	Grange View House, London Road, Albourne	8	<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. However, the transport assessment is an iterative process, and the next stage will be to assess capacity mitigation measures, where applicable. The HRA is not anticipated to 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, this will be confirmed through ongoing scenario testing.</p> <p>In light of the above, it is considered that the site represents a suitable option for allocation.</p>
789	Phase 1 Swallows Yard, London Road, Albourne	46	<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. However, the transport assessment is an iterative process, and the next stage will be to assess capacity mitigation measures, where applicable. The HRA is not anticipated to 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, this will be confirmed through ongoing scenario testing.</p> <p>In light of the above, it is considered that the site represents a suitable option for allocation.</p>
986	Land to the West of Albourne Primary School Henfield Road Albourne	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. However, the transport assessment is an iterative process, and the next stage will be to assess capacity mitigation measures, where applicable. The HRA is not anticipated to 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</p>

			Crossroads AQMA, or adverse impacts on the Ashdown Forest; however, this will be confirmed through ongoing scenario testing. In light of the above, it is considered that the site represents a suitable option for allocation.
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. However, the transport assessment is an iterative process, and the next stage will be to assess capacity mitigation measures, where applicable. The HRA is not anticipated to 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, this will be confirmed through ongoing scenario testing. In light of the above, it is considered that the site represents a suitable option for allocation.

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.

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	<p>Considerations:</p> <ul style="list-style-type: none"> The site has moderate landscape sensitivity and moderate/high landscape value.

			<ul style="list-style-type: none"> • The eastern part of the site has significant tree coverage which would reduce the developable area in order to retain them. This would require reduction in yield for the proposed development to be in keeping with the surrounding area. • Potential issues with conflict with junction at Cuckfield Road and Burgess Hill Road. The site benefits from the existing access from the dwelling at the front of the site, however improvements around the existing dwelling would be required to accommodate further development and the suitability of the proposed arrangement is uncertain. • Access to a main service centre is only likely by private car • Access to primary school and health centre greater than a 20 minutes' walk
791	Land at Ansty Farm, Land east of Little Orchard, (Site B), Cuckfield Road, Ansty	25	<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. The site is therefore considered unsuitable for development and has been excluded from further assessment. (NPPF Para 104)</p> <ul style="list-style-type: none"> • Access for the proposed development remains uncertain. The site is located at the north-eastern end of the village which does not benefit from a good relationship with the village centre and is likely to continue/lengthen the ribbon development pattern along the B2036. <p>Other considerations:</p> <ul style="list-style-type: none"> • Trees and hedgerows on boundary. Woodland to the north of the site. The site is in an area of moderate landscape sensitivity and moderate/high landscape value. • Access to a main service centre is only likely by private car • Access to primary school and health centre greater than a 20 minutes' walk
1029	Land at Greenacre, Deaks Lane, Ansty	8	<p>Considerations:</p> <ul style="list-style-type: none"> • The site is located within proximity of the High Weald AONB in an area of low landscape capacity for change. It is affected by significant tree coverage and the proposal would make a limited contribution to the overall need for the district. • Medium potential for change in landscape terms

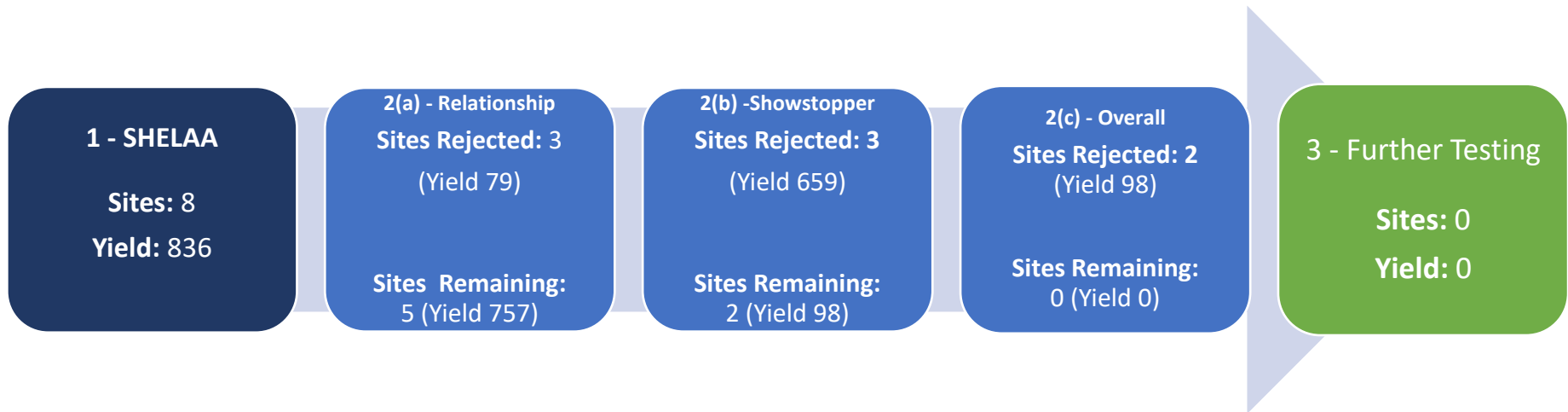
			<ul style="list-style-type: none"> • Access does not currently exist but could be achieved within landholding to adjacent highway. • Access to a main service centre is only likely by private car • Access to primary school and health centre greater than a 20 minutes' walk
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Stage 3 – Further Testing: Conclusions

ID	Site	Yield	Conclusion
736	Broad location North and East of Ansty	1600	<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. However, the transport assessment is an iterative process, and the next stage will be to assess capacity mitigation measures, where applicable. The HRA is not anticipated to 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, this will be confirmed through ongoing scenario testing.</p> <p>In light of the above, it is considered that the site represents a suitable option for allocation.</p>
631	Challoners, Cuckfield Road, Ansty	37	<p>The Sustainability Appraisal concludes that, overall, the site represents a sustainable option for allocation. The transport modelling undertaken to date for the District Plan Review does not indicate that there will be any showstoppers. However, the transport assessment is an iterative process, and the next stage will be to assess capacity mitigation measures, where applicable. The HRA is not anticipated to 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, this will be confirmed through ongoing scenario testing.</p> <p>In light of the above, it is considered that the site represents a suitable option for allocation.</p>
784	Land to west of Marwick Close, Bolney Road, Ansty	45	<p>The Sustainability Appraisal concludes that, overall, the site represents a sustainable option for allocation. The transport modelling undertaken to date for the District Plan Review does not indicate that there will be any showstoppers. However, the transport assessment is an iterative process, and the next stage will be to assess capacity mitigation</p>

			<p>measures, where applicable. The HRA is not anticipated to 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, this will be confirmed through ongoing scenario testing.</p> <p>In light of the above, it is considered that the site represents a suitable option for allocation.</p>
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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	67	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.

Sites Rejected at 2(b) – Showstoppers

ID	Site	Yield	Conclusion
261	Land east of High Street and Lindfield Road Ardingly	314	<ul style="list-style-type: none"> • Areas of Outstanding Natural Beauty (AONB) should be protected and enhanced. The site is located within /or in close proximity to the High Weald AONB. Development of the site would cause detrimental impact to the AONB and should be avoided. The site is therefore considered unsuitable for development and has been excluded from further assessment. (NPPF Para's 176,177) • 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"> • The site is partially affected by ancient woodland and/or ancient and/or veteran trees • The site is located within/close to a conservation area
495	Butchers Field, south of Street Lane, Ardingly	31	<ul style="list-style-type: none"> • Areas of Outstanding Natural Beauty (AONB) should be protected and enhanced. The site is located within /or in close proximity to the High Weald AONB. Development of the site would cause detrimental impact to the AONB and should be avoided. The site is therefore considered unsuitable for development and has been excluded from further assessment. (NPPF Para's 176,177)

691	Land east of High Street, Ardingly	314	<ul style="list-style-type: none"> • 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"> • Located behind the historic core of the High Street – difficult to integrate due to scale and back land location –fundamental impact on the conservation area • Undesignated woodland to the east of the site running into linear ancient woodland to the south • Post-medieval field system • Public right of way crossing the site • Listed buildings that have a close relationship with the site
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Sites Rejected at 2(c) – Overall Assessment against Criteria

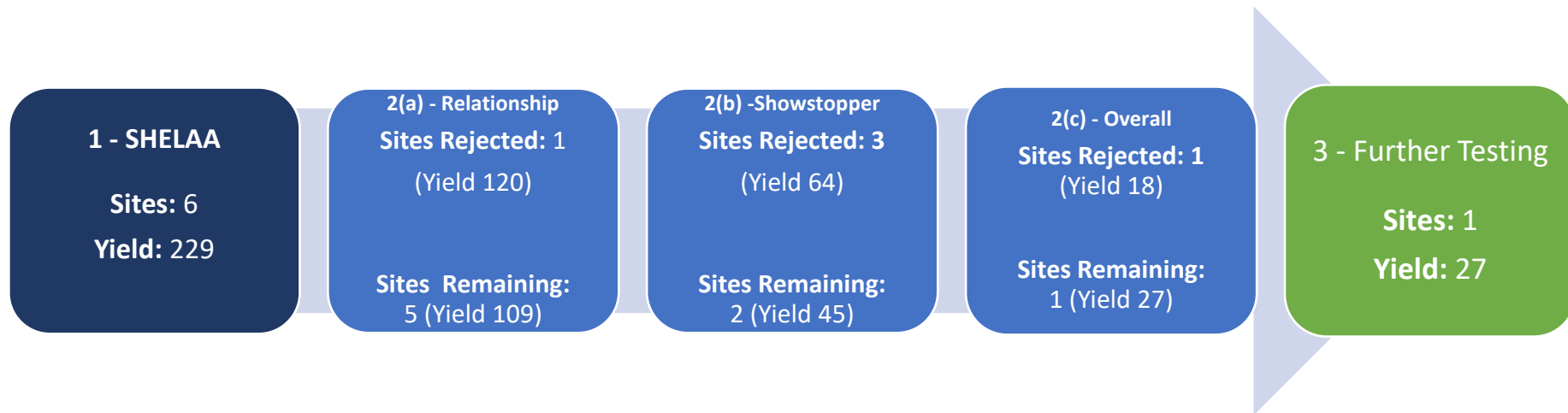
ID	Site	Yield	Conclusion
568	Middle Lodge and land to south, Lindfield Road, Ardingly	60	<ul style="list-style-type: none"> • Areas of Outstanding Natural Beauty (AONB) should be protected and enhanced. The site is located within /or in close proximity to the High Weald AONB. Development of the site would cause detrimental impact to the AONB and should be avoided. The site is therefore considered unsuitable for development and has been excluded from further assessment. (NPPF Para's 176,177) <ul style="list-style-type: none"> • Potential for high impact on AONB due to early medieval field systems. <p>Other considerations:</p> <ul style="list-style-type: none"> • Site not well related to settlement pattern, resulting in a linear development away from village centre. • Access to a main service centre is only likely by private car • Access to retail, primary school and health centre greater than a 20 minutes' walk

1076	North Field College Road Ardingly	38	<p>Considerations:</p> <ul style="list-style-type: none"> • The proposal would result in the loss of playing field. • The northern boundary of the site is boarded with a dense line of trees which constitutes a defensible boundary to the village. Further development to south is therefore likely to appear detached from the existing built-up area. • Moderate impact on AONB • Site is adjacent to an area of ancient woodland or within a 15m buffer form an area of an ancient. Development of the site may result in some harm. • Access does not exist but could be achieved within landholding to adjacent highway • Access to a main service centre is only likely by private car • Access to retail and health centre greater than a 20 minutes' walk
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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
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.

Sites Rejected at 2(b) – Showstoppers

ID	Site	Yield	Conclusion
186	Land east of Beeches Lane, Ashurst Wood	40	<ul style="list-style-type: none"> Areas of Outstanding Natural Beauty (AONB) should be protected and enhanced. The site is located within /or in close proximity to the High Weald AONB. Development of the site would cause detrimental impact to the AONB and should be avoided. The site is therefore considered unsuitable for development and has been excluded from further assessment. (NPPF Para's 176,177)

			<p>Other considerations:</p> <ul style="list-style-type: none"> Ancient woodland buffer zone within edge of central western part of site and adjacent to ancient woodland along a small section of the same border
207	Land at Dirty Lane/Hammerwood Road, Ashurst Wood	9	<ul style="list-style-type: none"> Areas of Outstanding Natural Beauty (AONB) should be protected and enhanced. The site is located within /or in close proximity to the High Weald AONB. Development of the site would cause detrimental impact to the AONB and should be avoided. The site is therefore considered unsuitable for development and has been excluded from further assessment. (NPPF Para's 176,177) <p>Other considerations</p> <ul style="list-style-type: none"> The site is nearby to Herries Pasture and is designated for unimproved grassland. Consideration should be given to the cumulative impact of neighbouring development
634	Land west of Dirty Lane, Ashurst Wood	15	<ul style="list-style-type: none"> Areas of Outstanding Natural Beauty (AONB) should be protected and enhanced. The site is located within /or in close proximity to the High Weald AONB. Development of the site would cause detrimental impact to the AONB and should be avoided. The site is therefore considered unsuitable for development and has been excluded from further assessment. (NPPF Para's 176,177) 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. (NPPF Para 104)

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

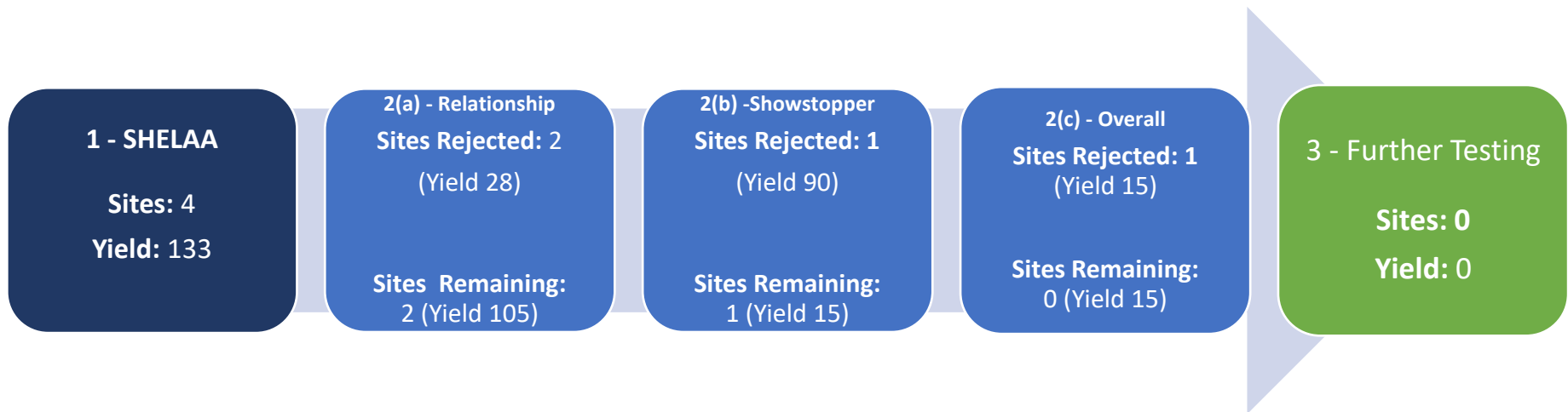
ID	Site	Yield	Conclusion
997	Ivy Dene Industrial Estate, Ivy Dene Lane, Ashurst Wood	18	<p>Considerations:</p> <ul style="list-style-type: none"> Development at this location would result in the loss of existing employment site in Ashurst Wood Site includes and is surrounded by woodland which is priority habitat

			<ul style="list-style-type: none"> • Development may impact on historic PROW at Ivy Dene Lane • Suitable access is considered possible subject to use of a private access road and third-party agreement.
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Stage 3 – Further Testing: Conclusions

ID	Site	Yield	Conclusion
984	The Paddocks Lewes Road Ashurst Wood	27	<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. However, the transport assessment is an iterative process, and the next stage will be to assess capacity mitigation measures, where applicable. The HRA is not anticipated to 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, this will be confirmed through ongoing scenario testing.</p> <p>In light of the above, it is considered that the site represents a suitable option for allocation.</p>

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	<ul style="list-style-type: none"> • 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"> • Moderate impact on AONB due to significant scale of development, loss of semi-intact medieval field system, impact on public enjoyment of PROW. • Potential impact on woodland including two areas of ancient woodland on the eastern side of the site • Historic PROW running through the site • Priority habitat – deciduous woodland • The site is in close proximity to two pastures. LWS designation includes unimproved woodland • Small part of the north-eastern boundary of the site abuts a conservation area

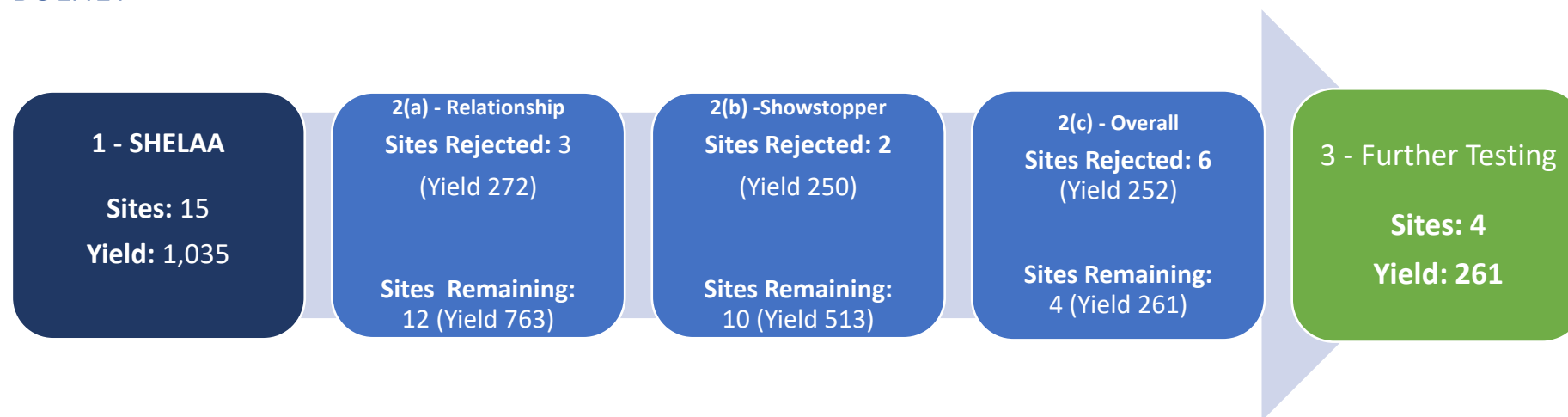
Sites Rejected at 2(c) – Overall Assessment against Criteria

ID	Site	Yield	Conclusion
929	Land to the west of the Rectory, Haywards Heath Road, Balcombe	15	<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: Development at this location is likely to have negative impacts on the built and natural environment. The detailed assessment outlines:</p> <ul style="list-style-type: none"> • Moderate impact on the AONB due to the likely loss of woodland. • Impact on Grade I listed buildings and setting of conservation area. • Significant impact on the character of this currently wooded area <p>Other considerations:</p> <ul style="list-style-type: none"> • Suitable access could be made available subject to confirmation of visibility • Access to a main service centre is only likely by private car

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.

Sites Rejected at 2(b) – Showstoppers

ID	Site	Yield	Conclusion
155	Aurora Ranch Caravan Park, London Road, Bolney	100	<ul style="list-style-type: none"> • Great weight is given to the conservation and enhancement of the historic environment. Development of the site would cause significant harm 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) • Great weight is given to the conservation and enhancement of the historic environment. Development of the site within a conservation area (CA) would cause substantial harm to the character and setting of the CA. It is not considered that the benefits of development would outweigh the substantial harm to the asset. The site is therefore considered unsuitable for development and has been excluded from further assessment. (NPPF Paras 189, 201) <p>Other considerations:</p> <ul style="list-style-type: none"> • Moderate impact on the AONB due to scale of site and poor relationship with main village • Significant tree belt along boundary with A23 to the east and numerous trees within the site and along London Road • Priority habitat (deciduous woodland) is present on part of the site • The site adjoins a watercourse (potential for pre-historic stream-side occupation sites)
541	Land Adjacent to Packway House, (North of Bolney parcel B) Bolney	150	<p>Areas of Outstanding Natural Beauty (AONB) should be protected and enhanced. The site is located within /or in close proximity to the High Weald AONB. Development of the site would cause detrimental impact to the AONB and should be avoided. The site is therefore considered unsuitable for development and has been excluded from further assessment. (NPPF Para's 176,177)</p> <p>Other considerations:</p> <ul style="list-style-type: none"> • Site largely covered by mature trees

			<ul style="list-style-type: none"> • The northern part of the site lies opposite a Grade II listed building • The site has a current planning permission for a care home
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Sites Rejected at 2(c) – Overall Assessment against Criteria

ID	Site	Yield	Conclusion
741	Land to west of London Road, Bolney	24	<p>Considerations:</p> <ul style="list-style-type: none"> • Low/medium potential for change in landscape terms • The site is not currently available • The site is not currently accessible. Future access is reliant on site '264' coming forward • Access to a main service centre is only likely by private car
749	Gleblands Field, Lodge Lane, Bolney	150	<p>Considerations:</p> <ul style="list-style-type: none"> • The site is located in an area with low capacity for change. • It is unclear whether a safe approach can be achieved for the site due to the location of the access. • Although adjacent to the built-up area, the site lays in a rural setting and feels detached from the rest of the village. • Low/medium potential for change in landscape terms • Site is adjacent to an area of ancient woodland or within a 15m buffer form an area of an ancient. Development of the site may result in some harm. • Listed buildings in close proximity to the south and curtilage of two grade II listed properties. • The site is not currently available • Access to a main service centre is only likely by private car
1066	Land north of Springfield Close, North of Bolney (Parcel A) Bolney	9	<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. The site is therefore considered unsuitable for development and has been excluded from further assessment. ((NPPF Para 180c)</p> <ul style="list-style-type: none"> • The site is affected by a significant amount of ancient woodland and/or ancient and/or veteran trees. Development of the site would result in direct loss or harm which cannot be mitigated. <p>Other considerations:</p>

			<ul style="list-style-type: none"> • The site is located in an area with low capacity for change. • The site benefits from extensive tree coverage. • Low/medium potential for change in landscape terms • Site is within/close to a conservation area • Access does not currently exist but could be achieved within landholding or through party agreement (in place) • Access to a main service centre is only likely by private car
1023	Land at Badgers Brook, London Road, Bolney	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.
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 is therefore considered unsuitable for development and has been excluded from further assessment:</p> <ul style="list-style-type: none"> • This site has low landscape capacity, with moderate/high sensitivity and value. • 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 Bachelor's field. • Archaeological interest: the site is at the head of a small watercourse (potential prehistoric spring-head occupation).
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. This site is therefore considered unsuitable for development and has been excluded from further assessment:</p> <ul style="list-style-type: none"> • Low to low/medium potential for change in landscape terms

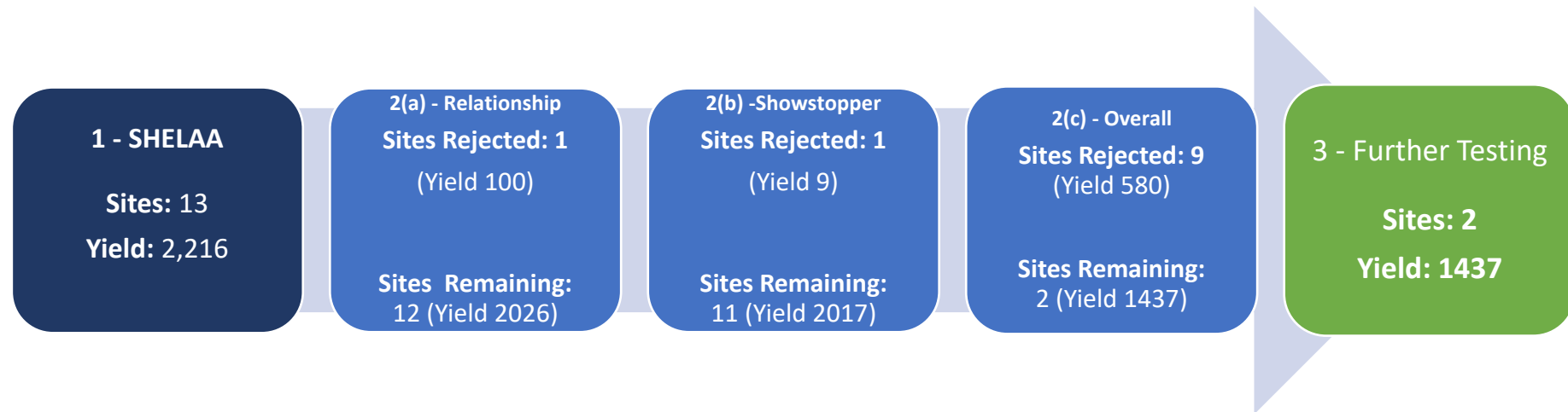
			<ul style="list-style-type: none"> • Presence of protected trees on/adjacent to the site which would constrain development. • Development on this site would have a fundamental impact on the character of the listed buildings setting and on views from the house and its gardens. • The Bolney (North) conservation 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>Other considerations:</p> <ul style="list-style-type: none"> • Site approach would require improvements to accommodate further development, which could be achieved • Site not currently available
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Stage 3 – Further Testing: Conclusions

ID	Site	Yield	Conclusion
526	Land east of Paynesfield, Bolney	30	The Sustainability Appraisal concludes that, overall, the site represents a sustainable option for allocation. The transport modelling undertaken to date for the District Plan Review does not indicate that there will be any showstoppers. However, the transport assessment is an iterative process, and the next stage will be to assess capacity mitigation measures, where applicable. The HRA is not anticipated to 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, this will be confirmed through ongoing scenario testing. In light of the above, it is considered that the site represents a suitable option for allocation.
543	Land West of London Road (north), Bolney	81	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. However, the transport assessment is an iterative process, and the next stage will be to assess capacity mitigation measures, where applicable. The HRA is not anticipated to identify any likely significant

			<p>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, this will be confirmed through ongoing scenario testing.</p> <p>In light of the above, it is considered that the site represents a suitable option for allocation.</p>
617	Land at Foxhole Farm, Bolney	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. However, the transport assessment is an iterative process, and the next stage will be to assess capacity mitigation measures, where applicable. The HRA is not anticipated to 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, this will be confirmed through ongoing scenario testing.</p> <p>In light of the above, it is considered that the site represents a suitable option for allocation.</p>
1040	Land rear of Daltons Farm and The Byre, The Street, Bolney	50	<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. However, the transport assessment is an iterative process, and the next stage will be to assess capacity mitigation measures, where applicable. The HRA is not anticipated to 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, this will be confirmed through ongoing scenario testing.</p> <p>In light of the above, it is considered that the site represents a suitable option for allocation.</p>

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.

Sites Rejected at 2(b) – Showstoppers

ID	Site	Yield	Conclusion
989	Trendlewood Ditchling Road Burgess Hill	9	<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. The site is therefore considered unsuitable for development and has been excluded from further assessment. (NPPF Para 180 b)</p> <p>Other considerations:</p> <ul style="list-style-type: none"> The site has substantial landscape sensitivity and moderate landscape value

			<ul style="list-style-type: none"> • Over reliance on private car use • Suitable access would require use of a private access road and reduction of vegetation on third party land.
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Sites Rejected at 2(c) – Overall Assessment against Criteria

ID	Site	Yield	Conclusion
4	Wintons Farm, Folders Lane, Burgess Hill	13	<p>Considerations:</p> <ul style="list-style-type: none"> • Despite being in an area of low fluvial flood risk it is subject to high surface water flood risk and has been flagged by the lead local flood authority as unsuitable for development on this basis. • The site has potential for some landscape sensitivity due to its visibility from the south and surrounding countryside which could impact on the South Downs National Park • Access not currently in place but could be achieved within landholding to adjacent highway or through 3rd party (Land agreement in place) • Access to a main service centre is only likely by private car
160	Land at Eldridge Caravan Park (South) Valebridge Road, Burgess Hill (c3 use)	9	<p>Considerations:</p> <ul style="list-style-type: none"> • A significant part of the site is covered by trees and/or there is a presence of protected trees on/adjacent to the site. • Access to a main service centre is only likely by private car
206	Land to the rear of 60a-78 Folders Lane, Burgess Hill	39	<p>Planning policies should identify a supply of deliverable and developable sites to meet future housing need. A lack of evidence is available that the site is available for development and is therefore considered unsuitable and has been excluded from further assessment. (NPPF Para 68)</p> <ul style="list-style-type: none"> • The site does not currently benefit from a site promoter/a coordinated approach; therefore, deliverability cannot be demonstrated. It will become part of the built-up area following the adoption of the site allocations DPD.
555	Pollards Farm, Ditchling Common, Burgess Hill	26	<p>Considerations:</p> <ul style="list-style-type: none"> • The site has substantial landscape sensitivity and moderate landscape value. • Development at this location would have impacts on Ditchling Common SSSI

			<ul style="list-style-type: none"> • The site lies to the north and west of a listed building 'Pollards Farm Cottage' development would impact on the rural settings of its character. • Access via future phases of the East Kings Way site has been agreed in principle • Access to a main service centre is only likely by private car • Access to retail and health centre greater than a 20 minutes' walk
710	Maltings Grange, Malthouse Lane, Hurstpierpoint	420	<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. The site is therefore considered unsuitable for development and has been excluded from further assessment. (NPPF Para 104)</p> <ul style="list-style-type: none"> • Site approach would require improvements to accommodate further development, achievability is uncertain <p>Other considerations:</p> <ul style="list-style-type: none"> • Low to medium potential for change in landscape terms • Site is adjacent to Flood zone 2/3, potential for future flooding • Moderate impact on archaeological asset • Site not currently available • Access to a main service centre is only likely by private car • Access to retail and health centre greater than a 20 minutes' walk
825	Land at Paygate Cottage, Folders Lane, Burgess Hill	50	<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 has substantial landscape sensitivity and moderate landscape value • Ditchling Common SSSI to the east of the site • Development would detract from the surviving rural setting of the adjacent heritage asset, (Paygate Cottage and Pollards Farm) including public views from Folders Lane <p>Other considerations:</p> <ul style="list-style-type: none"> • No current access in place but could be achievable from Folders Lane

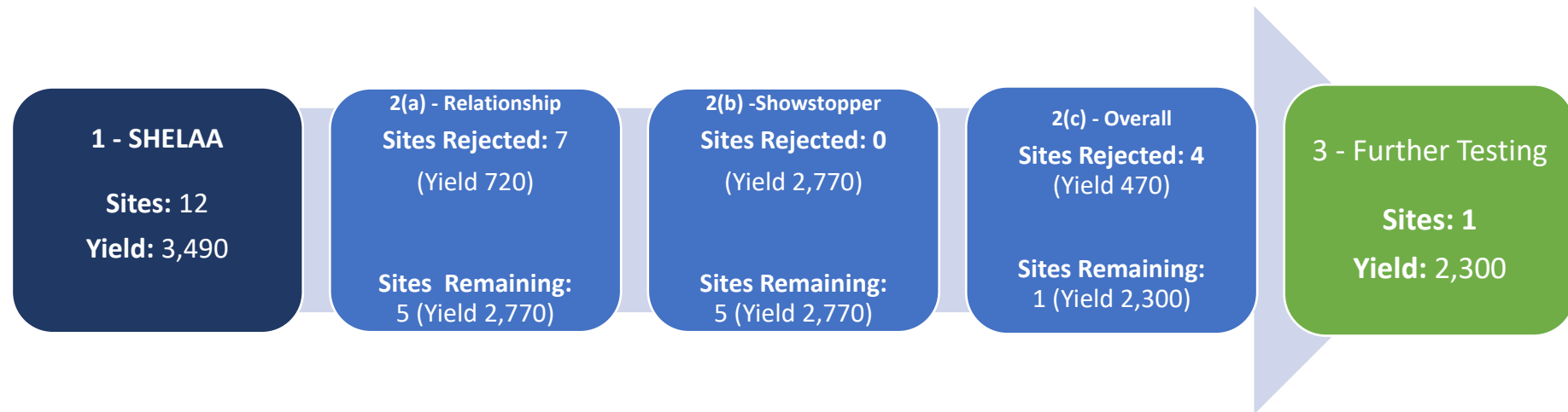
			<ul style="list-style-type: none"> • Access to public transport is poor • Access to a main service centre is only likely by private car • Access to a primary school and health centre greater than a 20 minutes' walk
828	Land East of Fragbarrow House, Common Lane, Ditchling	5	<p>National Planning Policy 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"> • Medium potential for change in landscape terms • Site is within or adjacent/ in proximity to an LWS • Listed buildings are present on/within proximity of the site – medium impact <p>Other considerations:</p> <ul style="list-style-type: none"> • The site is not currently available • The site approach would require improvements which can be achieved • Access to public transport is poor • Access to a main service centre is only likely by private car • Access to a primary school and health centre greater than a 20 minutes' walk
1030	Land at Hillbrow, Janes Lane	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>
1046	Land north of Eldridge Caravan Park (North), Burgess Hill (c3 use)	9	<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"> • Medium/high potential for change in landscape terms; within urban periphery • A significant part of the site is covered by trees and/or there is a presence of protected trees on/adjacent to the site. Development would result in loss. • Site is within or adjacent/ in proximity to an LWS <p>Other considerations:</p> <ul style="list-style-type: none"> • The site is not currently available • Access does not exist but can be achieved within landholding adjacent to highway

			<ul style="list-style-type: none"> • Access to a main service centre is only likely by private car
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Stage 3 – Further Testing: Conclusions

ID	Site	Yield	Conclusion
573	Batchelors Farm	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. However, the transport assessment is an iterative process, and the next stage will be to assess capacity mitigation measures, where applicable. The HRA is not anticipated to 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, this will be confirmed through ongoing scenario testing.</p> <p>In light of the above, it is considered that the site represents a suitable option for allocation.</p>
740	Broad location west of Burgess Hill	1400	<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. However, the transport assessment is an iterative process, and the next stage will be to assess capacity mitigation measures, where applicable. The HRA is not anticipated to 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, this will be confirmed through ongoing scenario testing.</p> <p>In light of the above, it is considered that the site represents a suitable option for allocation.</p>

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
141	Copthorne Golf Club, Copthorne Common Road, Copthorne	135	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

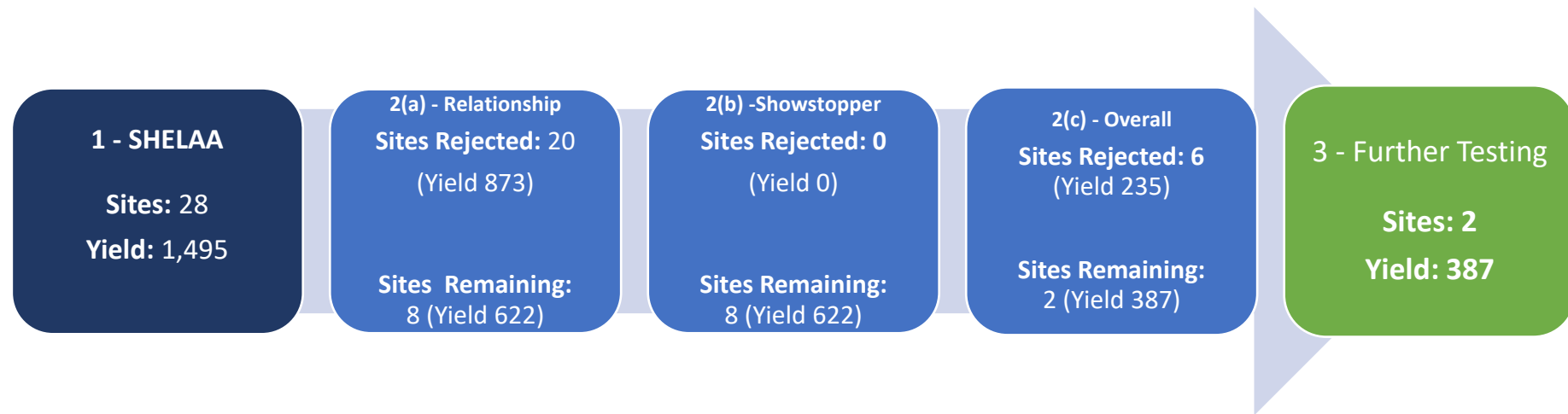
			<p>combined potential harm to the natural and/or historic environment This site is therefore considered unsuitable for development and has been excluded from further assessment:</p> <ul style="list-style-type: none"> • The site is a LWS – development would result in its loss. • Development would have a significant and detrimental effect on the character of the landscape. • There are numerous trees to the north-west and south-east of the site along the road frontage, some of which are protected. • <p>Other considerations:</p> <ul style="list-style-type: none"> • A water course crosses the southern corner of the site, which is partly affected by flood zone 2 and is likely to be problematic to improve.
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. 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"> • Development of the site is likely to have an adverse effect on most of the landscape character area. • The site is adjacent to the LWS at Copthorne Common. Development on the site has the potential to impact on the LWS. • Archaeological assessment and mitigation required <p>Other considerations:</p> <ul style="list-style-type: none"> • The site is not currently in the control of a housebuilder, but the site is being promoted for development • Site access exists, further work is required to demonstrate that access can accommodate proposed development • Access to a main service centre is only likely by private car • Development south of Copthorne Common Road would breach this existing defensible boundary to the village
1000	Additional (residential) land to the north of land A264 Copthorne	25	<p>Planning policies should identify a supply of deliverable and developable sites to meet future housing need. A lack of evidence is available that the site is available for</p>

			<p>development and is therefore considered unsuitable and has been excluded from further assessment. (NPPF Para 68)</p> <ul style="list-style-type: none"> The site is identified as open space as part of the adjacent consented scheme <p>Other considerations:</p> <ul style="list-style-type: none"> A small area on the western side of the site is affected by flood zone 2/3
1094	Land at Copthorne Hotel, Copthorne	170	<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"> Low to medium potential for change in landscape terms Site is adjacent to an area of ancient woodland or within a 15m buffer from an area of ancient woodland Listed buildings are present on/within proximity of the site –medium impact <p>Other considerations:</p> <ul style="list-style-type: none"> Site has areas within flood zone 2/3 or has flooded historically

Stage 3 – Further Testing: Conclusions

ID	Site	Yield	Conclusion
18	Crabbet Park	2300	<p>The Sustainability Appraisal concludes that, overall, the site represents a sustainable option for allocation. The transport modelling undertaken to date for the District Plan Review does not indicate that there will be any showstoppers. However, the transport assessment is an iterative process, and the next stage will be to assess capacity mitigation measures, where applicable. The HRA is not anticipated to 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, this will be confirmed through ongoing scenario testing.</p> <p>In light of the above, it is considered that the site represents a suitable option for allocation.</p>

CRAWLEY DOWN



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

ID	Site	Yield	Conclusion
211	Palmer's 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.

269	Land opposite junction of Mill Lane and Turners Hill Road, Cophorne	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.
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	6	<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. The site is therefore considered unsuitable for development and has been excluded from further assessment. (NPPF Para 104)</p> <ul style="list-style-type: none"> Inadequate junction visibility unless adjoining land is used. Increased traffic from a substandard access onto Turners Hill Road is not acceptable

			<p>Other considerations:</p> <ul style="list-style-type: none"> • Much of the site is dense woodland. • Access to a main service centre is only likely by private car
213	Land at Winch Well, Crawley Down	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"> • A rating of medium identifies a landscape character area with the capacity for limited development • The site is adjacent to an area of ancient woodland or within a 15m buffer from an area of ancient woodland. Other trees along the boundary • Archaeological interest – cottage, garden, well and outbuildings once existed • The site adjoins a watercourse <p>Other considerations:</p> <ul style="list-style-type: none"> • The site will only become available for development if surrounding land obtains planning permission for development • Visibility splays required for access • Access to a main service centre is only likely by private car
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. 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. (NPPF Para 104)</p> <ul style="list-style-type: none"> • The site approach would require improvements to accommodate further development, achievability is uncertain <p>Other considerations:</p> <ul style="list-style-type: none"> • Medium potential for change in landscape terms • Listed buildings are present on/within proximity of the site – Low impact • The site is not currently available • Access to a main service centre is only likely by private car

			<ul style="list-style-type: none"> The site is located along a private road which does not relate well with the rest of the village.
686	Land to the rear of The Martins (south of Hophurst Lane), Crawley Down	125	<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 adjacent to an area of ancient woodland or within a 15m buffer from an area of ancient woodland. Development of the site may result in some harm. The area is an important recreational route, consideration needs to be given to LWS and ancient woodland and impact additional recreational disturbance to these habitats (woodland and scrub) that would result from development. Archaeological interest - Roman road adjacent (potentially associated Roman features) (ANA). <p>Other considerations</p> <ul style="list-style-type: none"> Access to a main service centre is only likely by private car Access to primary school and health centre greater than a 20 minutes' walk
717	Land at Redcourt Barn, Cuttinglye Lane, Crawley Down	30	<p>Planning policies should identify a supply of deliverable and developable sites to meet future housing need. A lack of evidence is available that the site is available for development and is therefore considered unsuitable and has been excluded from further assessment. (NPPF Para 68)</p> <ul style="list-style-type: none"> Availability unclear <p>Other considerations:</p> <ul style="list-style-type: none"> A rating of medium identifies a landscape character area with the capacity for limited development. The site is covered by TPO's The site is partially affected by ancient woodland (northern) and/or ancient and/or veteran trees. Development would result in loss of trees and some harm Adjoining LWS Access to a main service centre is only likely by private car

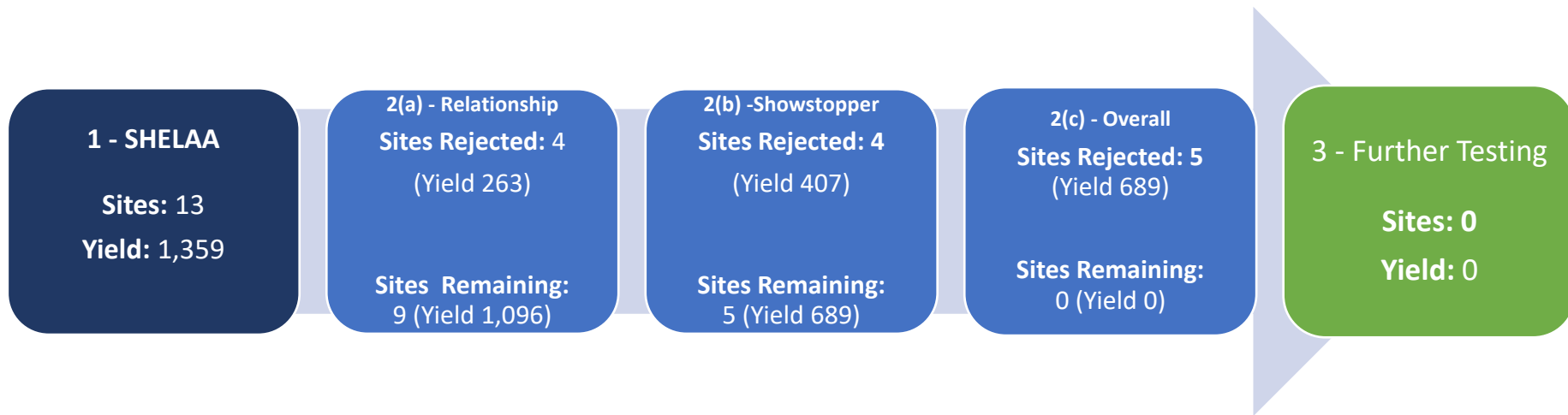
808	Land north of Heatherwood West, Sandy Lane, Crawley Down	10	<p>Transport issues should be considered from the earliest stages of plan-making and development proposals. An assessment of the site has identified severe access issues that are unlikely to be mitigated. It is concluded that development of the site is not acceptable. The site is therefore considered unsuitable for development and has been excluded from further assessment. (NPPF Para 104)</p> <ul style="list-style-type: none"> • Site approach would require improvement to accommodate further development, achievability is uncertain <p>Other considerations:</p> <ul style="list-style-type: none"> • Medium potential for change in landscape terms • Listed buildings are present on/within proximity of the site –high impact. Development of the site to the north and northeast of Heatherwood east and south could have a fundamental impact on the rural character of this part of the setting of the listed building. • Development of the site would likely alter the linear settlement pattern of the area which contributes to the settlements identity and historic character • The site is not currently available • Access to a main service centre is only likely by private car
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Stage 3 – Further Testing: Conclusions

ID	Site	Yield	Conclusion
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. However, the transport assessment is an iterative process, and the next stage will be to assess capacity mitigation measures, where applicable. The HRA is not anticipated to 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, this will be confirmed through ongoing scenario testing.</p> <p>In light of the above, it is considered that the site represents a suitable option for allocation.</p>

743	Hurst Farm, Turners Hill Road, Crawley Down	37	The Sustainability Appraisal concludes that, overall, the site represents a sustainable option for allocation. The transport modelling undertaken to date for the District Plan Review does not indicate that there will be any showstoppers. However, the transport assessment is an iterative process, and the next stage will be to assess capacity mitigation measures, where applicable. The HRA is not anticipated to 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, this will be confirmed through ongoing scenario testing. In light of the above, it is considered that the site represents a suitable option for allocation.
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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.

Sites Rejected at 2(b) – Showstoppers

ID	Site	Yield	Conclusion
89	Land at South Taylors Barn, Whitemans Green/Brook Street, Cuckfield	173	<ul style="list-style-type: none"> Areas of Outstanding Natural Beauty (AONB) should be protected and enhanced. The site is located within /or in close proximity to the High Weald AONB. Development of the site would cause detrimental impact to the AONB and should be avoided. The site is therefore considered unsuitable for development and has been excluded from further assessment. (NPPF Para's 176,177) <p>Other considerations:</p> <ul style="list-style-type: none"> Listed buildings are present on/within proximity of the site –medium impact Site is within/close proximity to a conservation area –medium impact
420	Land north of Brainsmead, Cuckfield	93	<ul style="list-style-type: none"> Areas of Outstanding Natural Beauty (AONB) should be protected and enhanced. The site is located within /or in close proximity to the High Weald AONB. Development of the site would cause detrimental impact to the AONB and should be avoided. The site

			<p>is therefore considered unsuitable for development and has been excluded from further assessment. (NPPF Para's 176,177)</p> <p>Other considerations:</p> <ul style="list-style-type: none"> • Access appears to be technically achievable, but unlikely to accommodate the number of dwellings proposed
550	Land east of Whitemans Green, Cuckfield	36	<ul style="list-style-type: none"> • Areas of Outstanding Natural Beauty (AONB) should be protected and enhanced. The site is located within /or in close proximity to the High Weald AONB. Development of the site would cause detrimental impact to the AONB and should be avoided. The site is therefore considered unsuitable for development and has been excluded from further assessment. (NPPF Para's 176,177) • 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. (NPPF Para 104)
806	Land West of London Road, Cuckfield	105	<ul style="list-style-type: none"> • Areas of Outstanding Natural Beauty (AONB) should be protected and enhanced. The site is located within /or in close proximity to the High Weald AONB. Development of the site would cause detrimental impact to the AONB and should be avoided. The site is therefore considered unsuitable for development and has been excluded from further assessment. (NPPF Para's 176,177) <p>Other considerations:</p> <ul style="list-style-type: none"> • Site is adjacent to an area of ancient woodland or within a 15m buffer from an ancient woodland. • Any development that impinges on the existing rural views from the conservation area would have a detrimental impact on the special character of the conservation area • Access to the site is via a public right of way – access agreement needed.

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

ID	Site	Yield	Conclusion
11	Land at Wheatsheaf Lane, Cuckfield	165	<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 has substantial landscape sensitivity and moderate landscape value. As the site slopes it could be visible from the surrounding countryside • The site has ancient woodland boundaries • The site is adjacent to an LWS • Development at this location would significantly reduce the green gap between Haywards Heath and Cuckfield. <p>Other considerations:</p> <ul style="list-style-type: none"> • The site is not currently available • Site access exists, minor improvements are required to provide a suitable and safe site approach
63	Land north of Riseholme, Broad Street, Cuckfield	70	<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 has substantial landscape sensitivity and moderate landscape value. As the site slopes it could be visible from the surrounding countryside • The site is adjacent to an area of ancient woodland or within a 15m buffer of ancient woodland. Development of the site may result in some harm • Allocation of the site has the potential to impact on the adjacent LWS <p>Other considerations:</p> <ul style="list-style-type: none"> • Development of the site would be inconsistent with the existing linear pattern, altering the landscape and townscape context of the south of the village and the approach to the village.

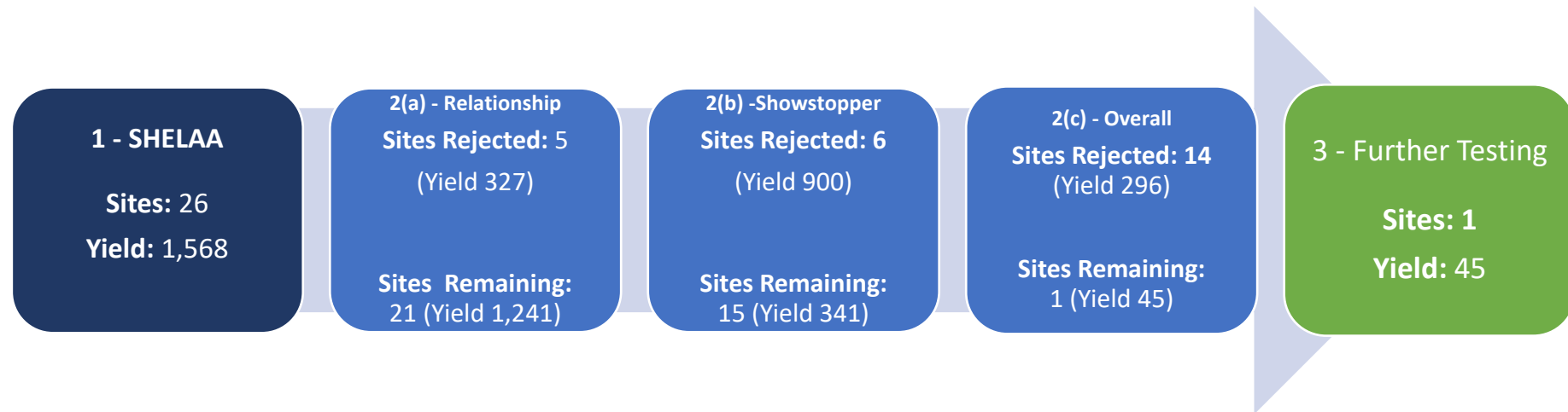
			<ul style="list-style-type: none"> Development at this location would significantly reduce the green gap between Haywards Heath and Cuckfield.
227	Land to the north of Glebe Road, Cuckfield	84	<p>Planning policies should identify a supply of deliverable and developable sites to meet future housing need. A lack of evidence is available that the site is available for development and is therefore considered unsuitable and has been excluded from further assessment. (NPPF Para 68)</p> <ul style="list-style-type: none"> Overage agreement expires in 4 1/2 years No progress until this expires <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. The site is therefore considered unsuitable for development and has been excluded from further assessment. (NPPF Para 104)</p> <ul style="list-style-type: none"> A safe and suitable access has not been demonstrated and therefore not considered achievable <p>Other considerations:</p> <ul style="list-style-type: none"> The site has substantial landscape sensitivity and moderate landscape value. As the site slopes it could be visible from the surrounding countryside The site lies near the crest of a sandstone ridge above a stream valley, which is a favourable location for archaeological sites, assessment and mitigation required Overall public transport availability is considered poor The site is not well related to the settlement. Site forms wider rural setting of Listed Buildings and Conservation Area; development considered harmful to their special interest.
567	Land to East of Polestub Lane, Cuckfield	120	<p>Planning policies should identify a supply of deliverable and developable sites to meet future housing need. A lack of evidence is available that the site is available for development and is therefore considered unsuitable and has been excluded from further assessment. (NPPF Para 68)</p> <ul style="list-style-type: none"> No arrangement in place to bring the site forward, with no immediate plans to do so <p>Other considerations:</p>

			<ul style="list-style-type: none"> • The site has substantial landscape sensitivity and moderate landscape value. As the site slopes it could be visible from the surrounding countryside • Archaeological interest: The site adjoins a watercourse, the Scarse Stream (potential for prehistoric stream-side occupation sites). • Access is subject to neighbouring landowners, and is not considered achievable independently
1001	Land north of A272 Cuckfield	250	<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"> • 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 • Archaeology subject to assessment and mitigation <p>Other considerations:</p> <ul style="list-style-type: none"> • Sufficient visibility likely to be achievable, pedestrian and cycle connectivity would be required

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
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.
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Sites Rejected at 2(b) – Showstoppers

ID	Site	Yield	Conclusion
17	Land adj. Great Harwood Farm House off Harwoods Lane, East Grinstead	300	<ul style="list-style-type: none"> • Areas of Outstanding Natural Beauty (AONB) should be protected and enhanced. The site is located within /or in close proximity to the High Weald AONB. Development of the site would cause detrimental impact to the AONB and should be avoided. The site is therefore considered unsuitable for development and has been excluded from further assessment. (NPPF Para's 176,177) <p>Other considerations:</p> <ul style="list-style-type: none"> • A watercourse runs through north south through the site (flood zone 1) and along the southern boundary (flood zone 2/3) • Listed building adjacent to site • Safe access not currently available, potential for access exists, a mini roundabout and traffic calming would be required. Second access required unclear where this could be provided. • Access to a main service centre is only likely by private car
598	Land south of Edinburgh Way, East Grinstead	60	<ul style="list-style-type: none"> • Areas of Outstanding Natural Beauty (AONB) should be protected and enhanced. The site is located within /or in close proximity to the High Weald AONB. Development of the site would cause detrimental impact to the AONB and should be avoided. The site is therefore considered unsuitable for development and has been excluded from further assessment. (NPPF Para's 176,177) <p>Other considerations:</p> <ul style="list-style-type: none"> • The southern quarter of the site is covered by an archaeological designation on/or adjacent to the site

			<ul style="list-style-type: none"> Further evidence would be required to demonstrate suitable access could be provided.
615	Land east of Stuart Way, East Grinstead	150	<ul style="list-style-type: none"> Areas of Outstanding Natural Beauty (AONB) should be protected and enhanced. The site is located within /or in close proximity to the High Weald AONB. Development of the site would cause detrimental impact to the AONB and should be avoided. The site is therefore considered unsuitable for development and has been excluded from further assessment. (NPPF Para's 176,177) 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. The site is therefore considered unsuitable for development and has been excluded from further assessment. ((NPPF Para 180c) Planning policies should identify a supply of deliverable and developable sites to meet future housing need. A lack of evidence is available that the site is available for development and is therefore considered unsuitable and has been excluded from further assessment. (NPPF Para 68) 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. (NPPF Para 104)
850	Land to the East of Russetts, Holtye Road, East Grinstead	150	<ul style="list-style-type: none"> 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"> Moderate impact on AONB due to a loss of countryside setting Historic PROW to the south boundary

			<ul style="list-style-type: none"> Listed building across the road from the site Forms part of a medieval field system <p>Other considerations:</p> <ul style="list-style-type: none"> Poor access to main service centre, primary schools and health centre – reliance on private car use
851	Fairlight lodge and 2 Fairlight Cottage, Holtye Road, East Grinstead	150	<ul style="list-style-type: none"> Areas of Outstanding Natural Beauty (AONB) should be protected and enhanced. The site is located within /or in close proximity to the High Weald AONB. Development of the site would cause detrimental impact to the AONB and should be avoided. The site is therefore considered unsuitable for development and has been excluded from further assessment. (NPPF Para's 176,177) Planning policies should identify a supply of deliverable and developable sites to meet future housing need. A lack of evidence is available that the site is available for development and is therefore considered unsuitable and has been excluded from further assessment. (NPPF Para 68) <p>Other considerations:</p> <ul style="list-style-type: none"> Areas of ancient woodland along the eastern side of the site. Other site boundaries covered by ancient woodland buffer. The site is in close proximity to the LWS with Areas of ancient woodland to the south and east. Increased disturbance and connectivity issues would have a negative impact on the LWS. Grade II listed building to the east of the site A review of the structural feature is required to determine whether a suitable access can be provided. Access to a main service centre is only likely by private car Access to health provision and rail is poor
1024	Land at Brook House Farm, Turners Hill Road, East Grinstead	120	<ul style="list-style-type: none"> Areas of Outstanding Natural Beauty (AONB) should be protected and enhanced. The site is located within /or in close proximity to the High Weald AONB. Development of

			<p>the site would cause detrimental impact to the AONB and should be avoided. The site is therefore considered unsuitable for development and has been excluded from further assessment. (NPPF Para's 176,177)</p> <p>Other considerations:</p> <ul style="list-style-type: none"> • Adjacent to an area of ancient woodland or within a 15m buffer from an area of ancient woodland • Access does not exist but can be achieved within landholding to adjacent highway.
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Sites Rejected at 2(c) – Overall Assessment against Criteria

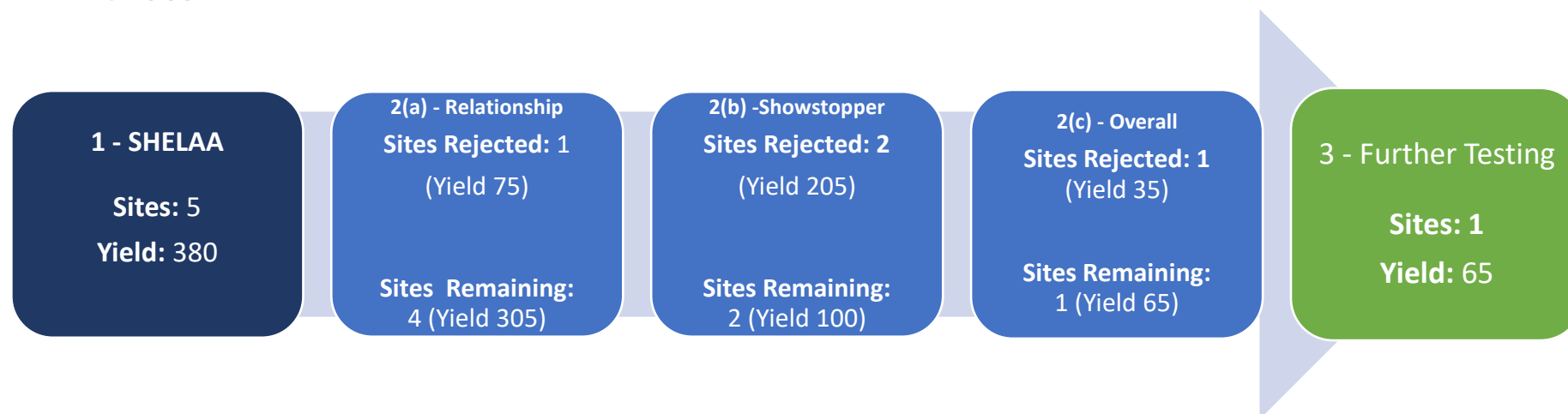
ID	Site	Yield	Conclusion
145	Land east of Fairlight Lane, Holtye Road, East Grinstead	13	<p>Transport issues should be considered from the earliest stages of plan-making and development proposals. An assessment of the site has identified severe access issues that are unlikely to be mitigated. It is concluded that development of the site is not acceptable. The site is therefore considered unsuitable for development and has been excluded from further assessment. (NPPF Para 104)</p> <ul style="list-style-type: none"> • Site approach would require improvements to accommodate further development, achievability is uncertain. <p>Other considerations:</p> <ul style="list-style-type: none"> • Moderate impact on AONB due to loss of medieval field system and loss of public enjoyment of PROW • Site not currently available • 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
391	88 Holtye Road, East Grinstead	45	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.
727	Overshaw Cottage, Lewes 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.

733	Land between 43 and 59 Hurst Farm Road, East Grinstead	5	<p>Considerations:</p> <ul style="list-style-type: none"> • Moderate impact on AONB development would result in a loss of enjoyment of a countryside outlook from the PROW and impact on the medieval field system • Recent planning appeal on site dismissed
846	Cedar Lodge, Hackenden Lane, East Grinstead	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.
848	Highfields, West Hill, East Grinstead	15	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.
849	West House, West Lane, East Grinstead	5	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	<p>Considerations:</p> <ul style="list-style-type: none"> • Listed buildings are present on/within proximity of the site, development would have a high impact on Hill Place (Grade II listed) by fundamentally alter its character. • Development in close proximity to the base of the Imberhorne Viaduct may also have some impact on its semi-rural setting • Access does not exist but can be achieved within landholding to adjacent highway or through 3rd party land (agreement in place).
224	Land at Brooklands Park, west of Orchard Way, East Grinstead	15	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.
676	Land south of 61 Crawley Down Road, Felbridge	20	Site is within or adjacent to the Built-Up Area Boundary; it is therefore considered that a policy compliant development is possible without the need for the site to be allocated.
763	Carpet Right, 220 - 228 London Road, East Grinstead	24	Site is within or adjacent to the Built-Up Area Boundary; it is therefore considered that a policy compliant development is possible without the need for the site to be allocated.
961	1-5 Queens Walk and 22-26 London Road, East Grinstead	100	Site is within or adjacent to the Built-Up Area Boundary; it is therefore considered that a policy compliant development is possible without the need for the site to be allocated.
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.

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. However, the transport assessment is an iterative process, and the next stage will be to assess capacity mitigation measures, where applicable. The HRA is not anticipated to 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, this will be confirmed through ongoing scenario testing. In light of the above, it is considered that the site represents a suitable option for allocation.

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.
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Sites Rejected at 2(b) – Showstoppers

ID	Site	Yield	Conclusion
181	Land west of Truggers, Handcross	125	<ul style="list-style-type: none"> • Areas of Outstanding Natural Beauty (AONB) should be protected and enhanced. The site is located within /or in close proximity to the High Weald AONB. Development of the site would cause detrimental impact to the AONB and should be avoided. The site is therefore considered unsuitable for development and has been excluded from further assessment. (NPPF Para's 176,177) • 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"> • Adjacent to an area of ancient woodland or within a 15m buffer from an area of ancient woodland • Increased disturbance and connectivity issues would have a negative impact on the LWS. • The site lies directly to the rear of a listed building. Development on this area of the site would have a fundamental impact on the open and rural views and detract from the special interest of the listed building <p>Other considerations:</p> <ul style="list-style-type: none"> • Handcross conservation area is located on the opposite side of the A23 • Site approach would require improvements to accommodate further development. • Access to a main service centre is only likely by private car

987	Land to the West of Park Road Handcross	80	<ul style="list-style-type: none"> • Areas of Outstanding Natural Beauty (AONB) should be protected and enhanced. The site is located within /or in close proximity to the High Weald AONB. Development of the site would cause detrimental impact to the AONB and should be avoided. The site is therefore considered unsuitable for development and has been excluded from further assessment. (NPPF Para's 176,177) <p>Other considerations</p> <ul style="list-style-type: none"> • Archaeological assessment and mitigation required • Access would need to be upgraded • Cycle and pedestrian facilities would be required • Access to a main service centre is only likely by private car • More than 20 minutes - walk to a primary school
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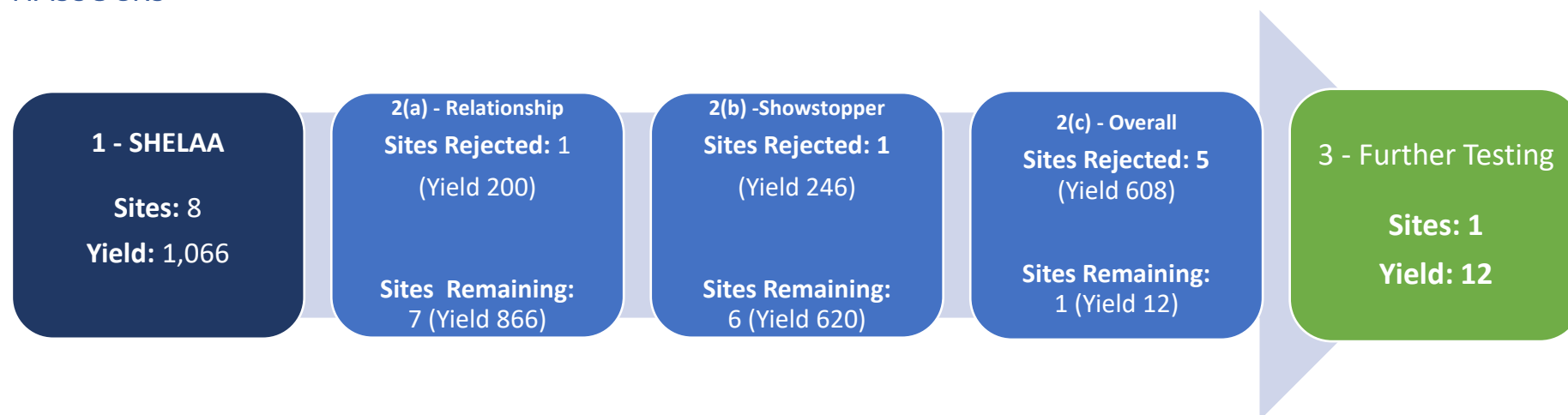
Sites Rejected at 2(c) – Overall Assessment against Criteria

ID	Site	Yield	Conclusion
670	Land at Coos Lane, Horsham Road, Handcross	35	<p>Considerations:</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. • Archaeological interest: (a) A building or buildings are marked on 1792 historical mapping in the fork of Horsham Road/ Coos Lane, perhaps the first site of the Turnpike Gate Toll House, later located further east; (b) The site lies on a sandstone ridge • 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
823	Land at Hyde Lodge, London Road, Handcross	65	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. However, the transport assessment is an iterative process, and the next stage will be to assess capacity mitigation measures, where applicable. The HRA is not anticipated to 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, this will be confirmed through ongoing scenario testing. In light of the above, it is considered that the site represents a suitable option for allocation for C2 use.

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.
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Sites Rejected at 2(b) – Showstoppers

ID	Site	Yield	Conclusion
901	Open Space, north of Clayton Mills, Hassocks (Previously known as site 753, April 2016)	246	<p>Planning policies should identify a supply of deliverable and developable sites to meet future housing need. A lack of evidence is available that the site is available for development and is therefore considered unsuitable and has been excluded from further assessment. (NPPF Para 68)</p> <p>The landowner has confirmed that the site is in use as public open space and is not available for residential development.</p>

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

ID	Site	Yield	Conclusion
210	Land rear of 2 Hurst Road (Land opposite Stanford Avenue) Hassocks	25	<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. The site is therefore considered unsuitable for development and has been excluded from further assessment. (NPPF Para 104)</p> <ul style="list-style-type: none"> The site is principally constrained by its lack of safe or available access and by its location adjacent to the Stonepound <p>Other considerations:</p> <ul style="list-style-type: none"> The site is found to have low landscape capacity, though its sensitivity relates primarily to views out from the existing settlement rather than to views into it from the surrounding area.
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.

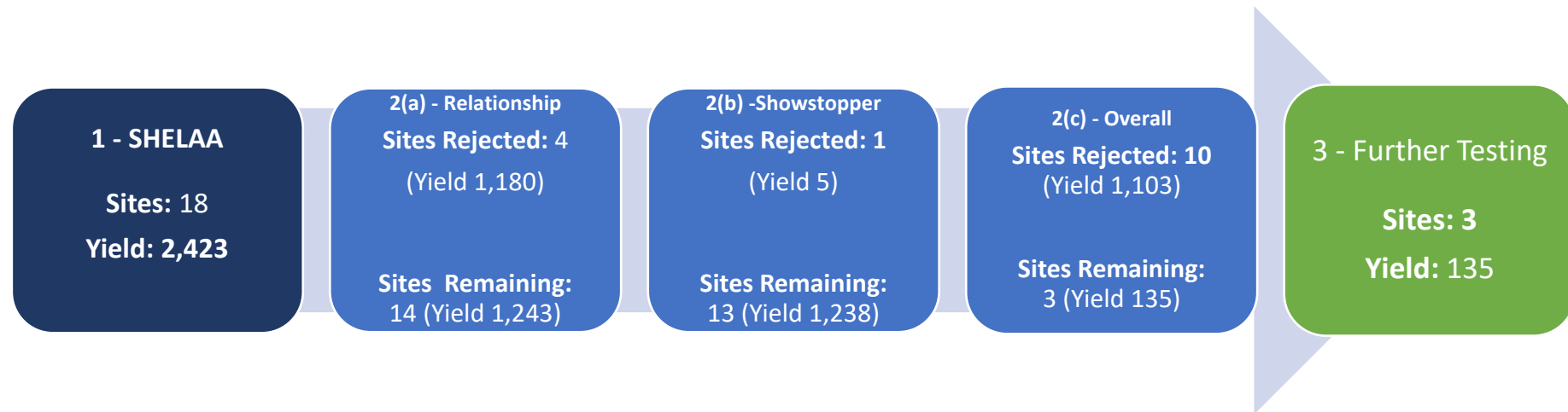
742	Russell Nursery Brighton Road Hassocks	30	<p>Transport issues should be considered from the earliest stages of plan-making and development proposals. An assessment of the site has identified severe access issues that are unlikely to be mitigated. It is concluded that development of the site is not acceptable. The site is therefore considered unsuitable for development and has been excluded from further assessment. (NPPF Para 104)</p> <ul style="list-style-type: none"> • There is uncertainty of achieving access which could require 3rd party land. <p>Considerations:</p> <ul style="list-style-type: none"> • The site is found to have low landscape capacity and is adjacent to the South Downs National Park, which may have impact on its setting. • There is a TPO group on the north-western part of the site.
752	Land north of Friars Oak, London Road, Hassocks	45	<p>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)</p> <p>Other considerations:</p> <ul style="list-style-type: none"> • Low to low/medium potential for change in landscape terms • 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 • The site is not currently available • Site approach would require improvements to accommodate further development –considered to be achievable • More than 20 minutes - walk to a primary school and health centre
1022	Former Hassocks Golf Club, London Road, Hassocks	500	<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"> • Low to low/medium potential for change in landscape terms

			<ul style="list-style-type: none"> Listed buildings are present on/within proximity of the site, less than substantial harm Moderate impact on archaeological asset <p>Other consideration:</p> <ul style="list-style-type: none"> Access to a main service centre is only likely by private car
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Stage 3 – Further Testing: Conclusions

ID	Site	Yield	Conclusion
1025	Land at Byanda, Brighton Road, Hassocks	12	<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. However, the transport assessment is an iterative process, and the next stage will be to assess capacity mitigation measures, where applicable. The HRA is not anticipated to 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, this will be confirmed through ongoing scenario testing.</p> <p>In light of the above, it is considered that the site represents a suitable option for allocation for C2 use.</p>

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.

Sites Rejected at 2(b) – Showstoppers

ID	Site	Yield	Conclusion
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 significant harm 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> <ul style="list-style-type: none"> • Planning permission has been refused on several occasions due to impact on the setting of the listed house and barn. <p>Other considerations:</p> <ul style="list-style-type: none"> • The closest portion of the LWS to the site has been destroyed by development. It is therefore vital that the remaining LWS is retained and protected. Increased disturbance and connectivity issues created by additional development would have a negative impact on the LWS • Safe access does not exist, there is potential for future access.

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	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.
503	Haywards Heath Golf Course	700	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. (NPPF Para 104)

			<ul style="list-style-type: none"> • Site approach would require improvements to accommodate further development, achievability is uncertain. <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"> • Medium potential for change in landscape terms • Site is adjacent to an area of ancient woodland or within a 15m buffer from an area of ancient woodland. Development of the site may result in some harm. • This site is adjacent to Wickham Wood. The LWS is a deciduous woodland. Further consideration should be given to impacts of disturbance on LWS and Ancient Woodland. • Site is within or adjacent/ in proximity to the LWS • Site adjoins Iron Age iron working site on the Birchen Lane housing development to the south-east (potential for iron working features within south end of the site); north end adjoins uncompleted 1860s railway line earthwork <p>Other considerations:</p> <ul style="list-style-type: none"> • Access to a main service centre is only likely by private car • Access to primary school, retail and health centre greater than a 20 minutes' walk
512	Land corner of Butlers Green Road/Isaacs Lane, Haywards Heath	18	<p>Considerations:</p> <ul style="list-style-type: none"> • The site has many trees and flora. Whilst on the road entering/ leaving Haywards Heath, this site is a buffer to the main built-up area of the town and is an attractive entrance to the town. • The site is not affected by Ancient Woodland, however significant part of site is covered by trees and would be lost to development. • Archaeological interest: (a) A wayside pond occupied the northern side of the site from 1636 or earlier, silting up in the late 1800s • No access exists, although considered to be achievable it may place additional strain on an already often congested road. • More than 20 minutes - walk to a primary school

673	Land north of Butlers Green Road, Haywards Heath	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 historic environment. This site is therefore considered unsuitable for development and has been excluded from further assessment:</p> <ul style="list-style-type: none"> • Development would have a significant and detrimental effect on the character of the landscape as a whole. • This site is adjacent to LWS at Blunts and Paiges Woods, Haywards Heath. • Butlers Green House, Grade II* Development could have a fundamental impact on the currently rural character of the setting of the house and listed structures. <p>Other considerations:</p> <ul style="list-style-type: none"> • More than 20 minutes - walk to a primary school
680	Field rear of North Colwell Barn, Lewes Road, Haywards Heath	30	<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"> • Low to low/medium potential for change in landscape terms • 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>Other considerations:</p> <ul style="list-style-type: none"> • Site approach would require improvements to accommodate further development. • Access to a main service centre is only likely by private car

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 significant harm 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> <ul style="list-style-type: none"> • Sunte House is a Grade 11* listed Country House. Development on the proposed site would effectively remove a significant portion of the remaining rural setting of Sunte House, replacing it with another suburban extension to Haywards Heath. This would have a significant detrimental impact on the manner in which the house's special interest, as described above, is appreciated. The impact on the character of the approaches to Sunte House along the PROWs running along the eastern and southern boundaries of the site would be severe. • Wickham Farm is a Grade 11* listed building dating from the late 16th century. As for Sunte House, development on the site would remove the most significant part of the remaining rural setting of the farmhouse. This would have a significant detrimental impact on the manner in which the special interest of the building, as described above, is appreciated. The impact is likely to include views from Wickham Farm and its immediate setting as well as the approaches to it along the PROWs running along the eastern and southern boundaries of the site. <p>Other considerations:</p> <ul style="list-style-type: none"> • The site's northeast corner intersects with a small area of the Birchen Wood ancient woodland including 15m buffer area.
1043	Land to west of Kilnwood Apartments Rocky Lane, Haywards Heath	9	Site is within or adjacent to the Built-Up Area Boundary; it is therefore considered that a policy compliant development is possible without the need for the site to be allocated.
1073	Land to east of Gravelye Farm House Hanlye Lane Haywards Heath	85	<p>Considerations:</p> <ul style="list-style-type: none"> • The site has landscape sensitivity. Low to low/medium potential for change in landscape terms • Significant part of the site is covered by trees and/or there is presence of protected trees on/adjacent to the site. Large areas of Ancient Woodland and TPO group designations on and adjacent to site. Development at this location at the proposed density would require significant tree removal. • Site access exists and minor improvements are required to provide a suitable and safe site approach

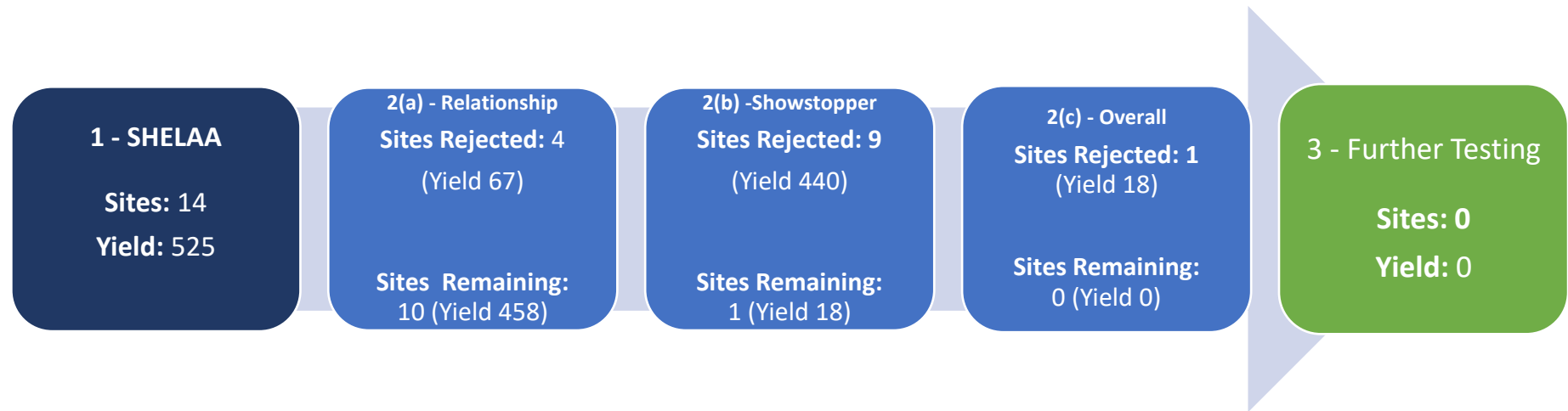
			<ul style="list-style-type: none"> • Site not currently available
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Stage 3 – Further Testing: Conclusions

ID	Site	Yield	Conclusion
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. However, the transport assessment is an iterative process, and the next stage will be to assess capacity mitigation measures, where applicable. The HRA is not anticipated to 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, this will be confirmed through ongoing scenario testing.</p> <p>In light of the above, it is considered that the site represents a suitable option for allocation.</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. However, the transport assessment is an iterative process, and the next stage will be to assess capacity mitigation measures, where applicable. The HRA is not anticipated to 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, this will be confirmed through ongoing scenario testing.</p> <p>In light of the above, it is considered that the site represents a suitable option for allocation.</p>
858	Land at Hurstwood Lane, Haywards Heath	45	<p>The Sustainability Appraisal concludes that, overall, the site represents a sustainable option for allocation. The transport modelling undertaken to date for the District Plan Review does not indicate that there will be any showstoppers. However, the transport assessment is an iterative process, and the next stage will be to assess capacity mitigation measures, where applicable. The HRA is not anticipated to identify any likely significant effect on the Ashdown Forest SPA and SAC, subject to appropriate mitigation. In terms of</p>

			<p>air quality, there are currently no anticipated significant effects on the Stonepound Crossroads AQMA, or adverse impacts on the Ashdown Forest; however, this will be confirmed through ongoing scenario testing.</p> <p>In light of the above, it is considered that the site represents a suitable option for allocation.</p>
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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.

Sites Rejected at 2(b) – Showstoppers

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

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

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

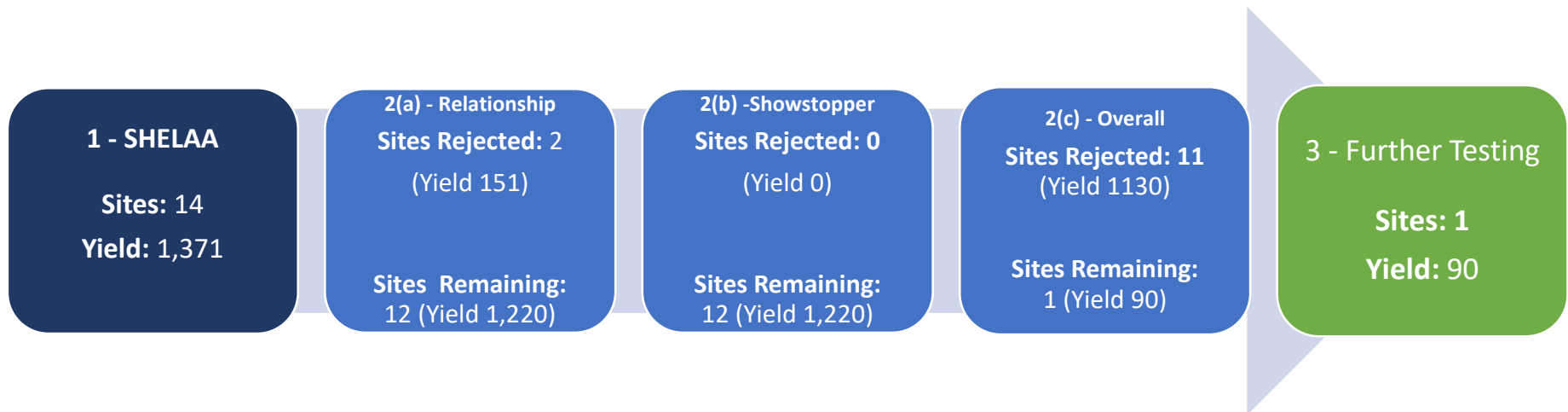
ID	Site	Yield	Conclusion
68	Farm buildings, Jeffreys Farm, Horsted Keynes	18	Other considerations: <ul style="list-style-type: none"> AONB location requires detailed consideration of the landscape and its characteristics The surrounding fields and landscape make a positive contribution to the characteristics of the AONB

			<ul style="list-style-type: none"> 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
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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
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797	Land West of Pakyns Cottage, Albourne Road, Hurspierpoint	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
19	Land east of College Lane, Hurstpierpoint	80	<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"> • This site has substantial landscape sensitivity and substantial landscape value. This site could be visible from the surrounding countryside and potentially from the South Downs National Park. Loss of trees and hedgerows. • Wickham Farmhouse (Listed building) is located opposite site. Development would have detrimental impact on the currently open and rural nature of the fields and would cause less than substantial harm to the setting and special interest of the listed building. • The remaining open fields to the south of Hurst Wickham Barn make a positive contribution to the setting of the Area and provide separation from the spread of Hurstpierpoint. Development on the proposed site would therefore be considered to be detrimental to the setting of the Conservation Area.

			<ul style="list-style-type: none"> Two areas of ANA east and west of site. Archaeological designations on/ adjacent to site (across road). <p>Other considerations:</p> <ul style="list-style-type: none"> Access to a main service centre is only likely by private car Access to primary school, retail and health centre greater than a 20 minutes' walk
164	Land to the rear of 78 Wickham Hill , Hurstpierpoint	18	<p>Considerations:</p> <ul style="list-style-type: none"> This site has substantial landscape sensitivity and substantial landscape value. Not in control of a housebuilder (speculative)
173	Land north of 149 College Lane, Hurstpierpoint	17	<p>Considerations:</p> <ul style="list-style-type: none"> This site has substantial landscape sensitivity and substantial landscape value. Not within 20 minutes walk of primary school. Development likely to be car dependent.
283	Land at Hurst Wickham, Hurstpierpoint	24	<p>Considerations:</p> <ul style="list-style-type: none"> This site has substantial landscape sensitivity and substantial landscape value. Development would be detrimental to rural setting of Hurst Wickham Conservation Area
575	Land north east of Hurstpierpoint	150	<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"> This site has substantial landscape sensitivity and substantial landscape value. This site could be visible from the surrounding countryside and potentially from the South Downs National Park. Development would result in loss of trees and hedgerows. Small area alongside boundary is within 15m buffer. The proposed site is directly adjacent to the grounds of the Hurstpierpoint College and Star House (Listed buildings) which would have a significant impact on the nature of its setting and outlook and on the approach to the College from the west. The existing rural setting is considered to make a positive contribution to the manner in which the special interest of the College is appreciated. Development on the site would be detrimental

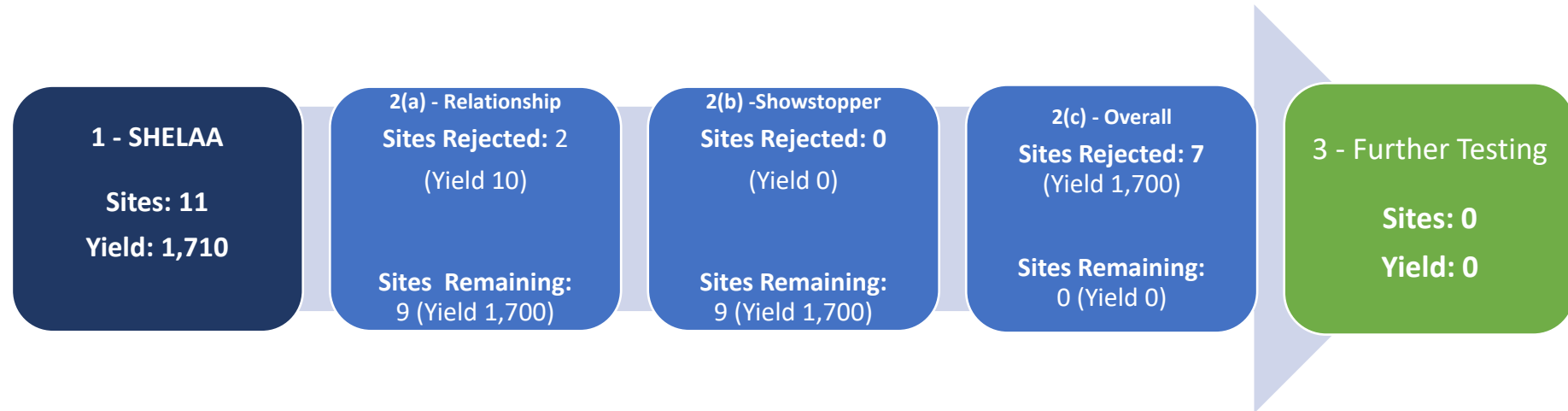
			<ul style="list-style-type: none"> The existing rural setting and country views from the Hurste Wickham Conservation Area make a significant positive contribution to the Area's special character. Development on the site will potentially have an effect on the views from the northern part of the area, <p>Other considerations:</p> <ul style="list-style-type: none"> Safe access is not currently available but is unlikely to be technically difficult to achieve and has been agreed in principle with neighbouring landowners. Access to a main service centre is only likely by private car Access to primary school greater than a 20 minutes' walk.
582	South of Hurst Wickham Barn, College Lane, Hurstpierpoint	10	<p>Considerations:</p> <ul style="list-style-type: none"> This site is assessed within LUC Capacity Study to have low landscape capacity, with substantial sensitivity and substantial value.
794	Land at Benfell LTD, Albourne Road, Hurstpierpoint	8	<p>Considerations:</p> <ul style="list-style-type: none"> Loss of employment from redevelopment of site. Neutral or negative impact on setting of Langton Conservation Area.
800	West of The Grange, Hurstpierpoint	20	<p>Considerations:</p> <ul style="list-style-type: none"> This site is assessed within LUC Capacity Study to have low landscape capacity, with moderate sensitivity and substantial value. Development would be detrimental to the open and rural setting of Langton Conservation Area and have a fundamental on its character.
1019	Grange Farm, BullFinch Lane Hurstpierpoint	150	<p>Other considerations:</p> <ul style="list-style-type: none"> Part of site within flood risk zone 2/3 Low to low/medium capacity for change; eastern areas most sensitive. Partially affected by Ancient Woodland Several listed buildings adjacent or in close proximity to site; varying levels of potential impact. Most eastern and western thirds of north boundary adjacent to Langton and Hurstpierpoint Conservation Areas; potential high impact.
1075	Land north of Willow way and Talbort Mead, Cuckfield Road Road Hurstpierpoint	153	<ul style="list-style-type: none"> Low to low/medium potential for change in landscape terms Moderate impact on archaeological asset <p>Other considerations:</p>

			<ul style="list-style-type: none"> • Access does not exist but can be achieved within landholding to adjacent highway.
1095	Land at West Town Farm Hurstpierpoint	500	<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"> • Low to low/medium potential for change in landscape terms. • Listed buildings are present on/within proximity of the site, less than substantial harm • Site is within/close to a conservation area, less than substantial harm – Medium impact. <p>Other considerations:</p> <ul style="list-style-type: none"> • Site not currently available

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. However, the transport assessment is an iterative process, and the next stage will be to assess capacity mitigation measures, where applicable. The HRA is not anticipated to 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, this will be confirmed through ongoing scenario testing.</p> <p>In light of the above, it is considered that the site represents a suitable option for allocation.</p>

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
	No sites		

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

ID	Site	Yield	Conclusion
29	Land off Snowdrop Lane, Lindfield, Haywards Heath	70	<p>Considerations:</p> <ul style="list-style-type: none"> • Adjacent to Ancient Woodland • Part of southern boundary adjacent to Lewes Road Conservation Area • Access to main service centre likely to be car dependent.
498	Land north east of Lindfield	300	<p>Considerations:</p> <ul style="list-style-type: none"> • This site is assessed within LUC Capacity Study to have negligible/ low landscape capacity. • Part of southern boundary within flood risk zone 2/3. • Site is not in control of a developer (speculative). • Suitable and safe access cannot be demonstrated. • Primary school not within 20 minutes walk.
983	Land at Walstead Grange Scamps Hill Lindfield	270	<ul style="list-style-type: none"> • 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: • The openness of the site makes a contribution to the character and setting of Lindfield. Based on landscape evidence site has low potential in landscape terms. • The periphery of the site is partially within Flood Zone 2/3 and parts of the site are within areas of surface water flood risk • The site has an extensive boundary with the Little Walstead Wood ancient woodland and the 15m buffer falls within the site. • Grade II listed 18th century cottage is located in a royal position outside of Lindfield. The rural character of the setting of the Cottage makes a strong positive contribution to the manner in which its historical illustrative and aesthetic value is appreciated. • The site contributes to the wider character and setting of the approach to Lindfield Conservation Area

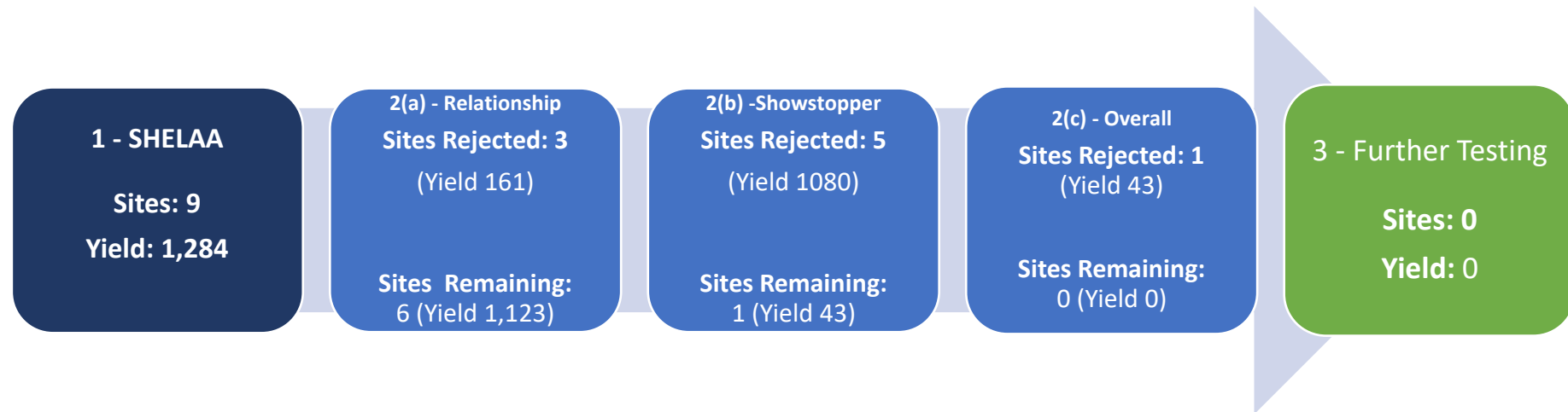
1006	Land to the north of Lyoth Lane, Lindfield	60	<p>Considerations:</p> <ul style="list-style-type: none"> • Development would be detrimental to the open and rural setting of a Grade II listed building, Lyoth Cottage, and have a fundamental on its character. • Potential highway safety risk without improvements.
1035	Land east of Old Place Cottage, High Street	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 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 low/medium potential for change in landscape terms • Listed buildings are present on/within proximity of the site, less than substantial harm – Medium impact • Site is within/close to a conservation area, less than substantial harm – Medium impact • Moderate impact on archaeological asset <p>Other considerations:</p> <ul style="list-style-type: none"> • The site is not currently available
1039	Land to the east of Pascotts Farm Snowdrop Lane, Lindfield	8	<p>Considerations:</p> <ul style="list-style-type: none"> • Access currently does not exist; Snowdrop Lane is a rural, narrow lane. Suitable and safe access has not been demonstrated. • Access to main service centre likely to be car dependent.
1049	Little Walstead Farm, (north parcel only), Lindfield	300	<p>No means of gaining suitable and safe access; landlocked.</p> <p>Other considerations:</p> <ul style="list-style-type: none"> • This site is assessed within LUC Capacity Study to have low/ medium landscape capacity. • Site adjacent to flood risk zone 2/3. • Part of southern boundary adjacent to Ancient Woodland. • Development of site would result in loss of fields fundamentally altering the character of nearby listed buildings. • Medium potential for negative impact of Lindfield Conservation Area due to loss of views and relationship with countryside. • Development likely to be car dependent for key services.

1050	Little Walstead Farm, (south parcel only), Lindfield	237	<p>Considerations:</p> <ul style="list-style-type: none"> • This site is assessed within LUC Capacity Study to have low/ medium landscape capacity. • Site adjacent to flood risk zone 2/3 • Part of northern boundary adjacent to Ancient Woodland. • Part of southern boundary adjacent to LWS. • Development of site would result in loss of fields fundamentally altering the character of nearby listed buildings. • Development likely to be car dependent for key services.
1096	Land at Hangmans Acre Farm Lindfield	450	<p>Considerations:</p> <ul style="list-style-type: none"> • This site is assessed within LUC Capacity Study to have low/ medium landscape capacity. • Site adjacent to Lindfield Conservation Area and in proximity to listed buildings. • Access to public transport is poor and primary school not within 20 minutes walk.

Stage 3 – Further Testing: Conclusions

ID	Site	Yield	Conclusion
	No sites		

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	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.
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
219	Land at former Driving Range, Horsham Road	75	<ul style="list-style-type: none"> Moderate impact on 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. <p>Other considerations:</p> <ul style="list-style-type: none"> Access to main service centre likely to be car dependent
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 /or in close proximity to the High Weald AONB. Development of the site would cause detrimental impact to the AONB and should be avoided. The site is therefore considered unsuitable for development and has been excluded from further assessment. (NPPF Para's 176,177)
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 /or in close proximity to the High Weald AONB. Development of the site would cause detrimental impact to the AONB and should be avoided. The site is therefore considered unsuitable for development and has been excluded from further assessment. (NPPF Para's 176,177)
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 /or in close proximity to the High Weald AONB. Development of the site would cause detrimental impact to the AONB and should be avoided. The site is therefore considered unsuitable for development and has been excluded from further assessment. (NPPF Para's 176,177). Other considerations: <ul style="list-style-type: none"> Access required through third party land, uncertain delivery.
731	Land to west of 63 Horsham Road, Pease Pottage	5	Areas of Outstanding Natural Beauty (AONB) should be protected and enhanced. The site is located within /or in close proximity to the High Weald AONB. Development of the site would cause detrimental impact to the AONB and should be avoided. The site is therefore considered unsuitable for development and has been excluded from further assessment. (NPPF Para's 176,177).

			<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. The site is therefore considered unsuitable for development and has been excluded from further assessment. ((NPPF Para 180c):</p> <ul style="list-style-type: none"> Approximately 50% of site covered by Ancient Woodland.
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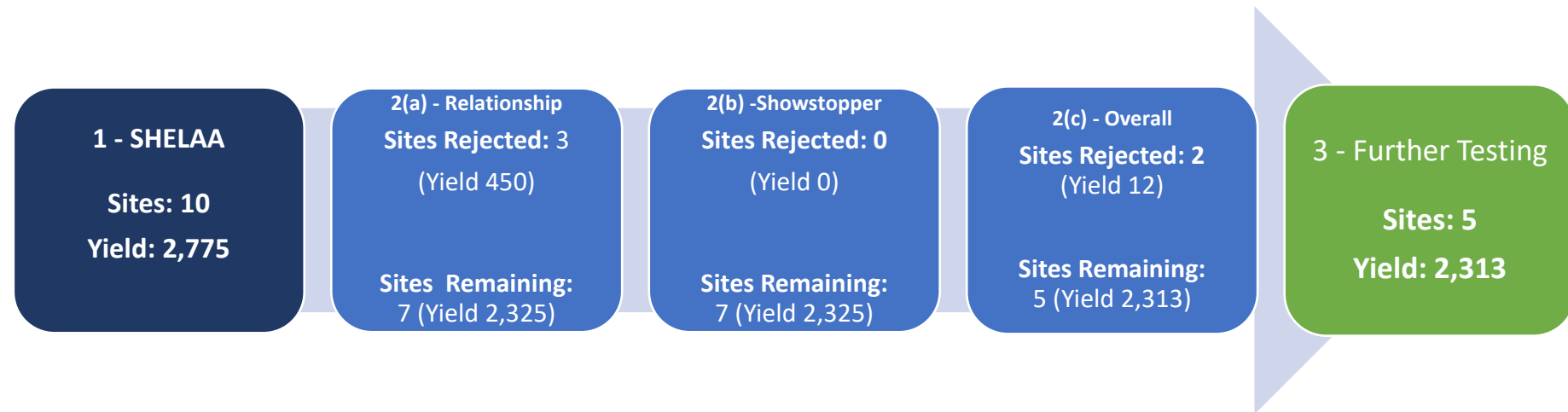
Sites Rejected at 2(c) – Overall Assessment against Criteria

ID	Site	Yield	Conclusion
818	Land north of the Former Golf House, Horsham Road	43	<p>Development considered to have moderate impact on AONB due to impact on Ancient Woodland which wraps around site's northern boundary.</p> <p>Other considerations:</p> <ul style="list-style-type: none"> Site is still in active employment use.

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.
796	LVS Hassocks (Larger Site), London Road, Sayers Common	300	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
166	Land north of Oaklands, Sayers Common	12	Site only available as land safeguarded for highway works.
1018	Extension south west of Meadow View, Sayers Common	0	Overlap with site 799

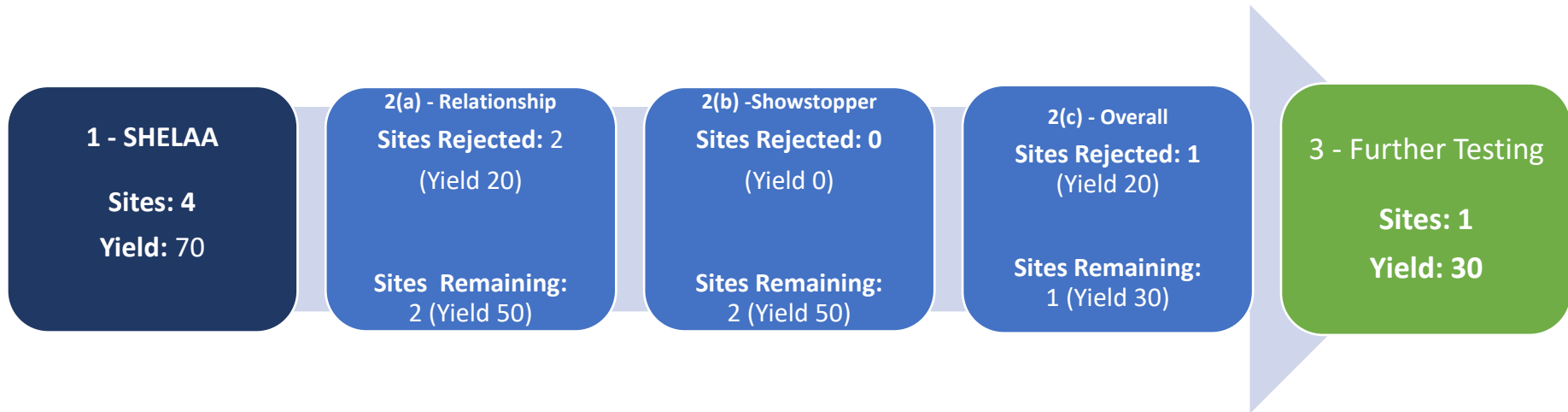
Stage 3 – Further Testing: Conclusions

ID	Site	Yield	Conclusion
601	Land at Coombe Farm, London Road, Sayers Common	210	<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. However, the transport assessment is an iterative process, and the next stage will be to assess capacity mitigation measures, where applicable. The HRA is not anticipated to 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, this will be confirmed through ongoing scenario testing.</p> <p>In light of the above, it is considered that the site represents a suitable option for allocation.</p>
799	Land south of Reeds Lane, Albourne	1850	<p>The Sustainability Appraisal concludes that, overall, the site represents a sustainable option for allocation. The transport modelling undertaken to date for the District Plan Review does not indicate that there will be any showstoppers. However, the transport assessment is an iterative process, and the next stage will be to assess capacity mitigation measures, where applicable. The HRA is not anticipated to 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, this will be confirmed through ongoing scenario testing.</p>

			In light of the above, it is considered that the site represents a suitable option for allocation.
830	Land to the west of Kings Business Centre, Reeds Lane, Sayers Common	100	<p>The Sustainability Appraisal concludes that, overall, the site represents a sustainable option for allocation. The transport modelling undertaken to date for the District Plan Review does not indicate that there will be any showstoppers. However, the transport assessment is an iterative process, and the next stage will be to assess capacity mitigation measures, where applicable. The HRA is not anticipated to 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, this will be confirmed through ongoing scenario testing.</p> <p>In light of the above, it is considered that the site represents a suitable option for allocation.</p>
1003	Land to South of LVS Hassocks, London Road, Sayers Common	120	<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. However, the transport assessment is an iterative process, and the next stage will be to assess capacity mitigation measures, where applicable. The HRA is not anticipated to 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, this will be confirmed through ongoing scenario testing.</p> <p>In light of the above, it is considered that the site represents a suitable option for allocation.</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. However, the transport assessment is an iterative process, and the next stage will be to assess capacity mitigation measures, where applicable. The HRA is not anticipated to 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, this will be confirmed through ongoing scenario testing.</p>

			In light of the above, it is considered that the site represents a suitable option for allocation.
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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		

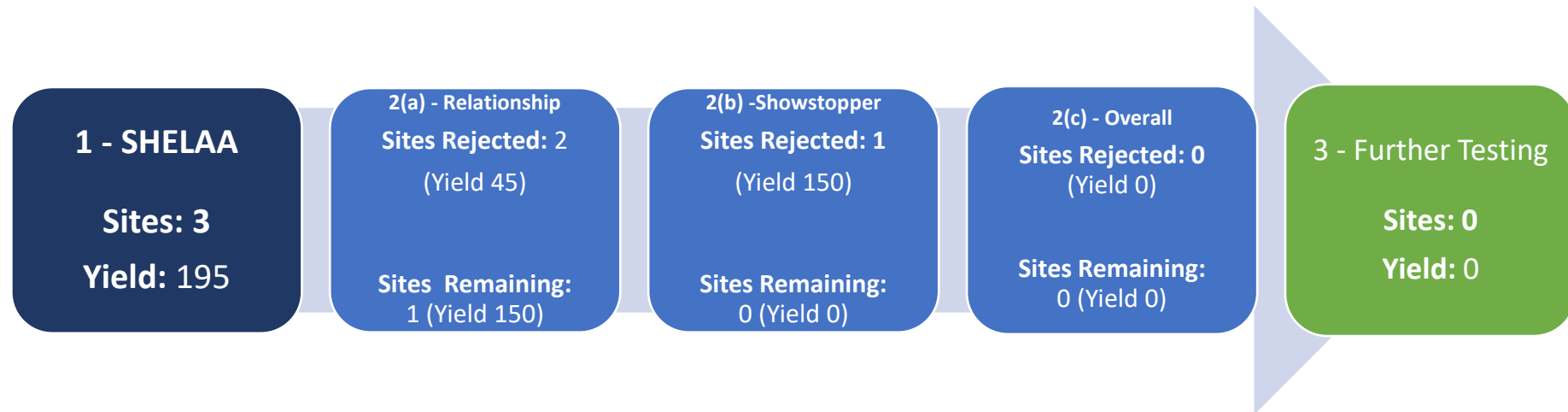
Sites Rejected at 2(c) – Overall Assessment against Criteria

ID	Site	Yield	Conclusion
1062	The Yard at Ham Lane Farm, Scaynes Hill	20	<ul style="list-style-type: none"> • Low to low/medium potential for change in landscape terms <p>Other considerations:</p> <ul style="list-style-type: none"> • In employment uses • Site not currently available • Access to a main service centre is only likely by private car

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. However, the transport assessment is an iterative process, and the next stage will be to assess capacity mitigation measures, where applicable. The HRA is not anticipated to 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, this will be confirmed through ongoing scenario testing.</p> <p>In light of the above, it is considered that the site represents a suitable option for allocation.</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
1064	West Hoathly (Ibstock) Brickworks Large site, Sharpthorne	150	Areas of Outstanding Natural Beauty (AONB) should be protected and enhanced. The site is located within /or in close proximity to the High Weald AONB. Development of the site

			<p>would cause detrimental impact to the AONB and should be avoided. The site is therefore considered unsuitable for development and has been excluded from further assessment. (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. The site is therefore considered unsuitable for development and has been excluded from further assessment. ((NPPF Para 180c):</p> <ul style="list-style-type: none"> Approximately a 1.2ha of Ancient Woodland located within south-western section of site and adjacent to part of eastern boundary. <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. The site is therefore considered unsuitable for development and has been excluded from further assessment. (NPPF Para 180 b):</p> <ul style="list-style-type: none"> Small section of SSSI (0.6ha) within southern-eastern part of site.
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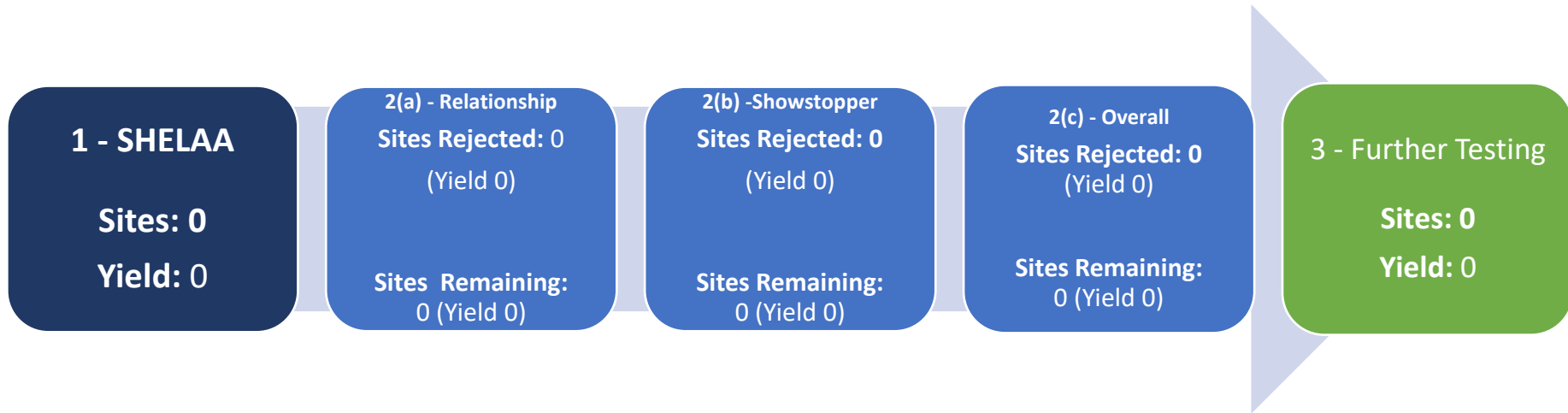
Sites Rejected at 2(c) – Overall Assessment against Criteria

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		

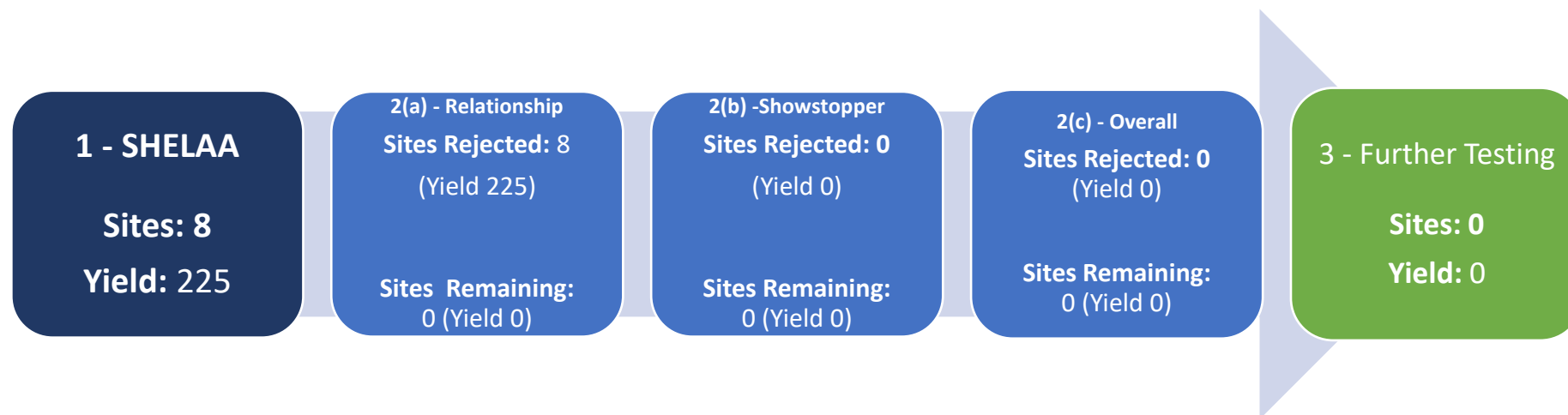
Sites Rejected at 2(c) – Overall Assessment against Criteria

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		

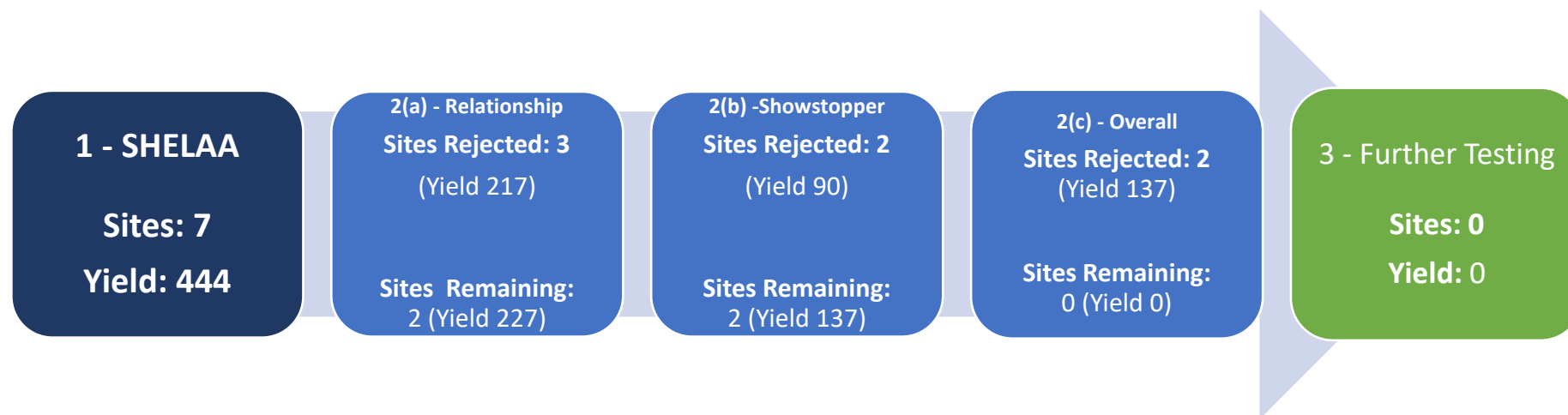
Sites Rejected at 2(c) – Overall Assessment against Criteria

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.
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Sites Rejected at 2(b) – Showstoppers

ID	Site	Yield	Conclusion
569	Land rear of Withypitts, Selsfield Road, Turners Hill	45	<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. The site is therefore considered unsuitable for development and has been excluded from further assessment. (NPPF Para 104)</p> <ul style="list-style-type: none"> • There is potentially access off Selsfield road, however the access road is a single lane which would need upgrading to make it suitable for increased traffic. The access is under separate ownership and not available for release. <p>Other considerations:</p> <ul style="list-style-type: none"> • Moderate impact on AONB due to scale of development and loss of medieval field system • Selsfield Road is a historic routeway. • Gil woodland and mature trees on the northern boundary • The site is not currently being promoted by a developer or housebuilder • Access to a main service centre is only likely by private car
916	Land on East Street and Withypitts Paddock Turners Hill	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 historic environment. This site is therefore considered unsuitable for development and has been excluded from further assessment:</p> <ul style="list-style-type: none"> • High impact on AONB due to scale of proposed development, loss of medieval field system • A large area (approximately 0.5ha) to the south of this site is covered by ancient woodland and accompanying buffer • Priority habitat (deciduous woodland), is present on part of the site. • Gill stream is located in the southern part of site.

			<ul style="list-style-type: none"> • The backland form of development would not be in keeping with the established pattern to the part of the Conservation Area, and would also impact on the existing striking views which can be obtained from the rear of the buildings across the valley in which the development site is located • Detrimental impact on the rural setting, views and special interest of Rashes Farmhouse <p>Other considerations:</p> <ul style="list-style-type: none"> • No housebuilder or options in place • Access to a main service centre is only likely by private car
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Sites Rejected at 2(c) – Overall Assessment against Criteria

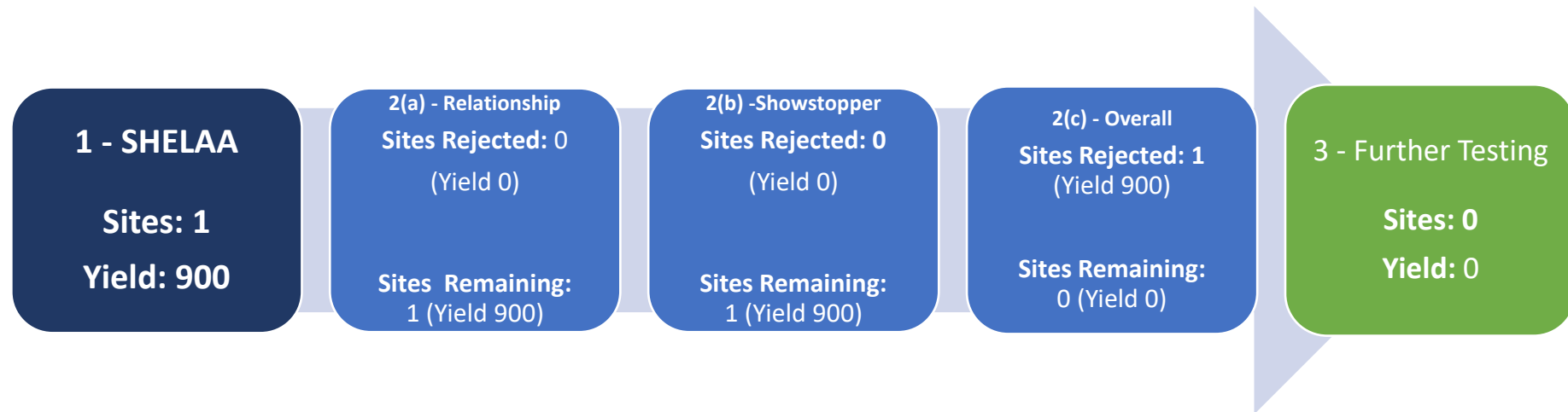
ID	Site	Yield	Conclusion
474	Land adjacent to 18 East Street, Turners Hill	12	<p>National Planning Policy gives considerable weight to the protection and enhancement of the natural and historic environment. In assessing the constraints (listed below) of this site in combination it is considered that 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> <p>Considerations:</p> <ul style="list-style-type: none"> • Moderate impact on AONB due to loss of medieval field system and potential impact on Ancient Woodland / gill woodland. • Housing on the proposed site would have an impact on the historic context within which they (Newstone Cottages) are currently appreciated. • Development on the site will have an impact on the currently rural character of the Conservation Area's setting and on a key approach to the Area from the east. <p>Other considerations:</p> <ul style="list-style-type: none"> • Site not currently in the control of a developer or housebuilder • Access to a main service centre is only likely by private car
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.</p>

			<p>The site is therefore considered unsuitable for development and has been excluded from further assessment. (NPPF Para 104)</p> <ul style="list-style-type: none"> • It is not considered possible to provide a suitable access in this location due to visibility limitations and land ownership complexities. Access is proposed via an adjacent allocated site. However, the adjacent allocation has no extant permission, and it cannot be assumed that it will come forward over the plan period. <p>Other considerations:</p> <ul style="list-style-type: none"> • Site is within an area assessed in the LUC Capacity Study as having low landscape capacity, with substantial sensitivity and value. • The north/western boundary of this site is bordered by ancient woodland, the 25m mitigation buffer encroaches into the site. • Development of this site would have a fundamental impact on the currently rural outlook to the rear of listed buildings (Mantlemas and the Red Lion PH Development) . This would be detrimental to their settings and the manner in which their special interest is appreciated. • Development on this site would have a fundamental impact on the character of this part of the setting of the Conservation Area. The currently open and rural nature of the site makes a strong positive contribution to the setting of the heritage asset, and as such development on it would detract from the Area's special character and the manner in which this is appreciated. • Access to a main service centre is only likely by private car
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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

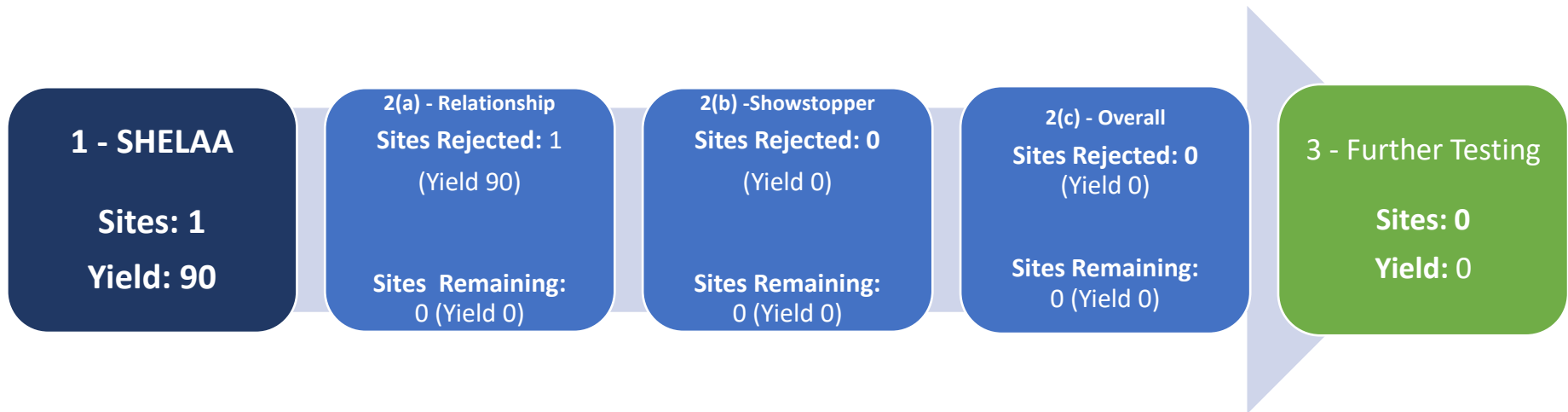
ID	Site	Yield	Conclusion
678	Broad location West of A23	900 in plan period	Assessed as a Significant Site (total yield 2,000) - Transport issues should be considered from the earliest stages of plan-making and development proposals. An assessment of the site has identified severe access issues that are 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. (NPPF Para 104)

			<p>Other considerations:</p> <ul style="list-style-type: none"> • A comprehensive scheme for 8,000 – 10,000 (mainly within Horsham District) is not supported cross boundary and not identify as a suitable site in Regulation 18 Horsham Local Plan Review. • Currently the area is poorly served by public transport, not well located to local services. Whilst it is acknowledged that the site of this scale would provided on site services and improvement to public transport, provision of only 900 dwellings within the plan period is not likely to provide sufficient facilities and services to be self-sustaining. • Sewerage infrastructure known capacity issues
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Stage 3 – Further Testing: Conclusions

ID	Site	Yield	Conclusion
	No Sites		

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		

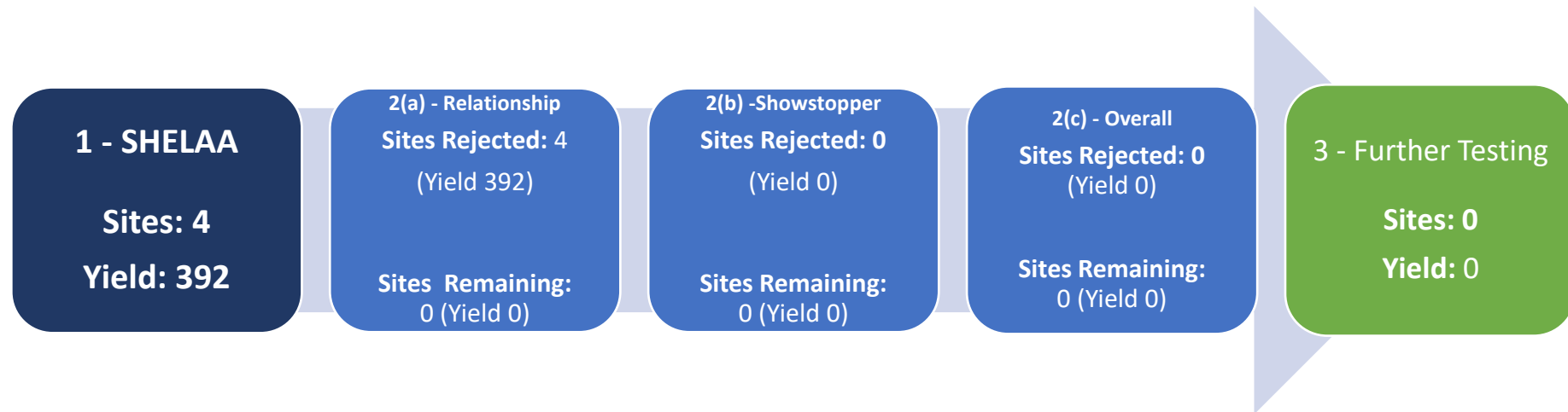
Sites Rejected at 2(c) – Overall Assessment against Criteria

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.
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Sites Rejected at 2(b) – Showstoppers

ID	Site	Yield	Conclusion
	No sites		

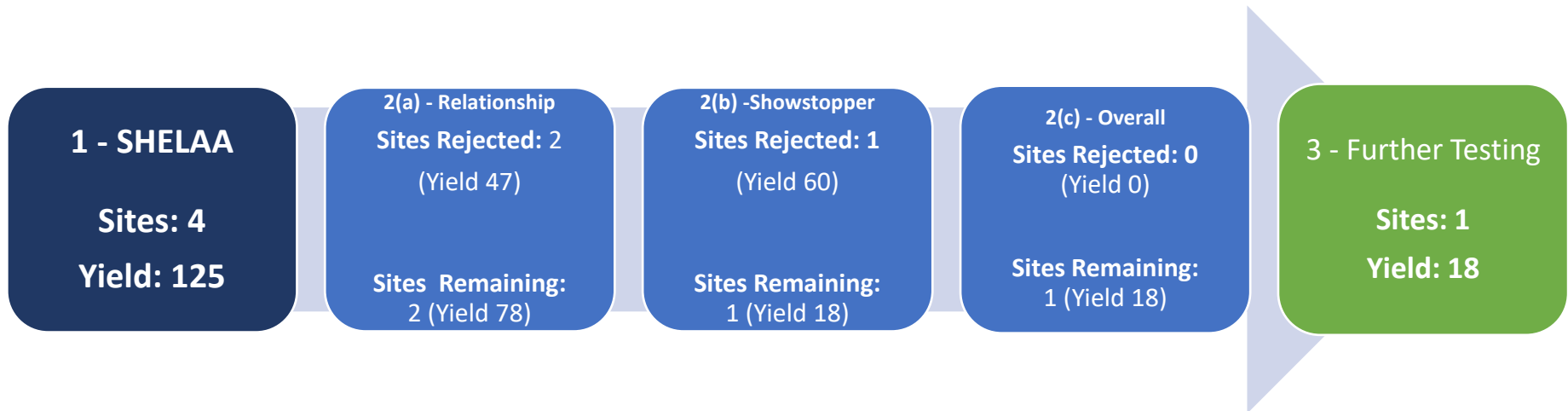
Sites Rejected at 2(c) – Overall Assessment against Criteria

ID	Site	Yield	Conclusion
	No sites		

Stage 3 – Further Testing: Conclusions

ID	Site	Yield	Conclusion
	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.

Sites Rejected at 2(b) – Showstoppers

ID	Site	Yield	Conclusion
653	Webbs Mead, Land West of Broadfield, West Hoathly, RH19 4QR	60	<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. The site is therefore considered unsuitable for development and has been excluded from further assessment. (NPPF Para 104)</p> <ul style="list-style-type: none"> A wider access is likely to be required to serve a residential development. . Access would involve relocation of overhead power line which goes underground at the proposed access point. This is a severe limitation on access. Access points would involve loss of properties. Confirmation that access is available is still required. <p>Other considerations:</p> <ul style="list-style-type: none"> Moderate impact on AONB due to partial loss of medieval field system and loss of part of a mature hedgerow for access. Listed buildings are present on/within proximity of the site, Less than substantial harm – Low impact. Access to a main service centre is only likely by private car

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

ID	Site	Yield	Conclusion
	No sites		

Stage 3 – Further Testing: Conclusions

ID	Site	Yield	Conclusion
1015	Land at Hoathly Hill, West Hoathly	18	<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. However, the transport assessment is an iterative process, and the next stage will be to assess capacity mitigation measures, where applicable. The HRA is not anticipated to 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, this will be confirmed through ongoing scenario testing.</p> <p>In light of the above, it is considered that the site represents a suitable option for allocation.</p>