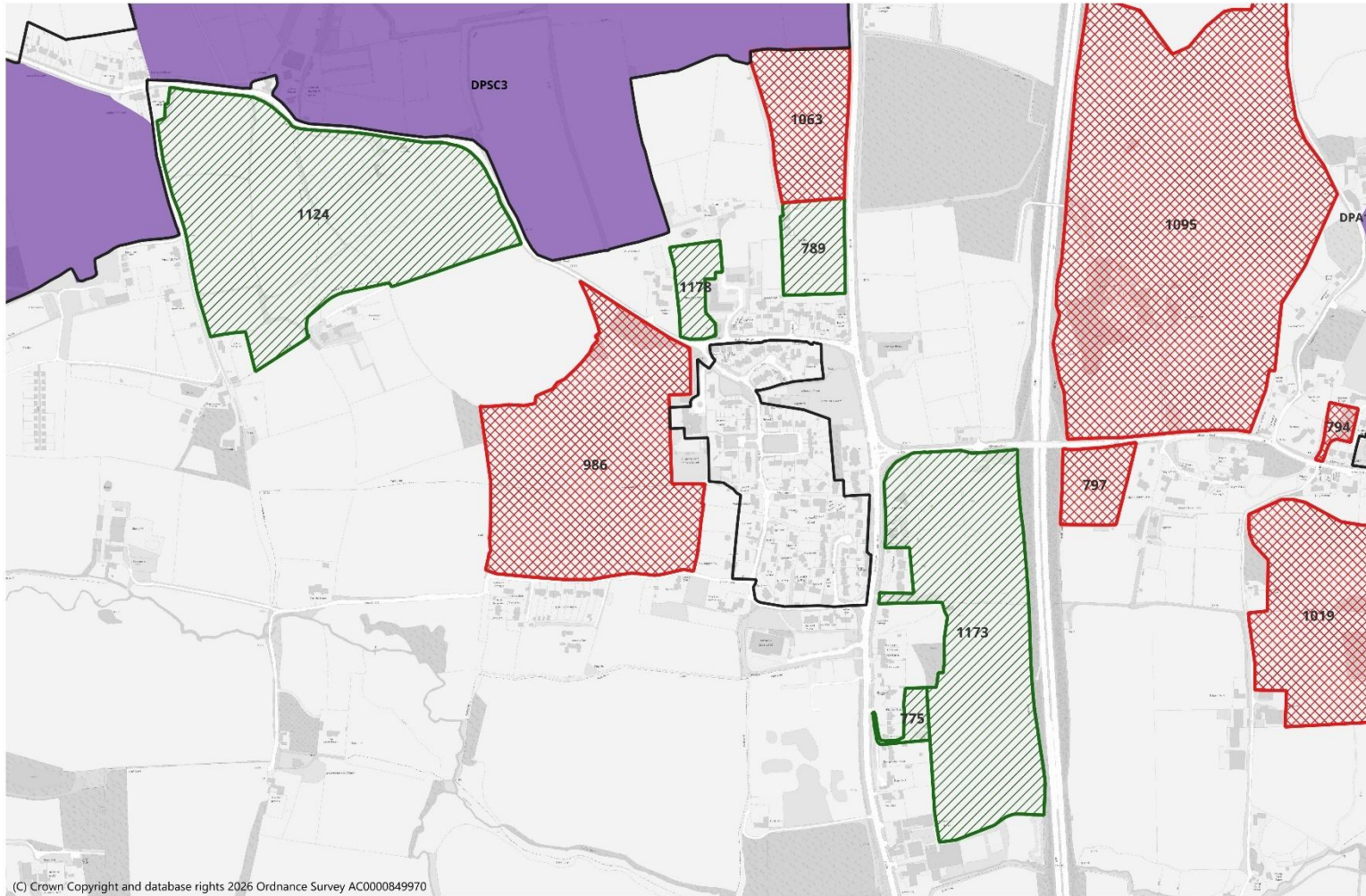


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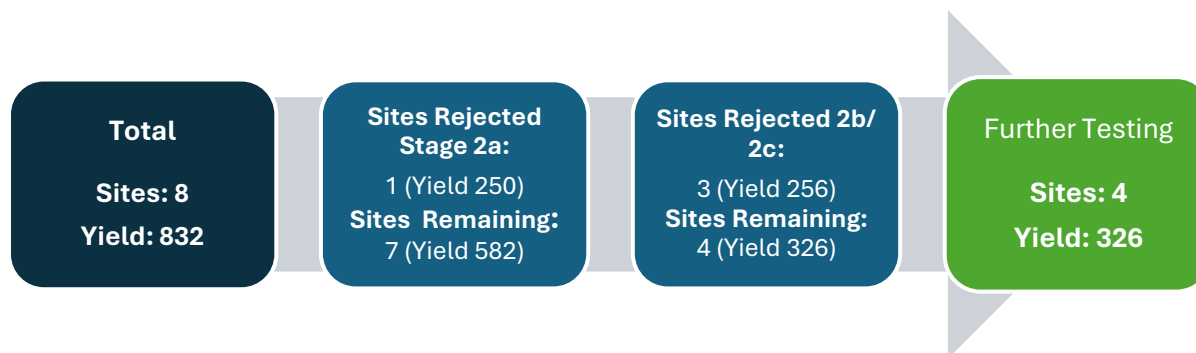
Albourne



Albourne

- Sites for In-Combination Testing
 - Additional Sites
 - Rejected
- District Plan - Housing Allocations
- Built Up Area Boundary
- High Weald National Landscape (AONB)





Albourne is in the southwest of the district. Albourne is a category 3 settlement (medium sized village). Albourne has a primary school, village hall and limited employment opportunities. Other services and facilities can be reached in Hurstpierpoint to the east (approximately 1km) and Sayers Common to the north (approximately 1.5km). The village has a Conservation Area (CA) which covers much of the southern part of the village. The majority of the village’s listed buildings are concentrated within the CA, as well as along London Road. In terms of recent growth, there is currently a retirement village under construction south of the village. Within the Parish of Albourne, is the proposed significant site allocation DPSC3: Land to the south of Reeds Lane.

Sites Rejected at Stage 2a

ID	Site	Yield	Justification	Conclusion
788	Q Leisure, The Old Sandpit, London Road, Albourne, BN6 9BQ	250	The site is approximately one kilometre south of the defined built-up area boundary of Albourne to the north. Whilst there is a footpath along the B2118, the site is considered physically disconnected from Albourne.	Not suitable for further consideration.

Sites Rejected at Stage 2b or 2c

ID	Site	Yield	Justification	Conclusion
986	Land to the West of Albourne Primary School Henfield Road Albourne	120	<p>The site is partly contiguous to the defined built-up area boundary of Albourne to the east. Information submitted through the 2026 review reduces the yield. The recent submission also suggests that the site could provide publicly accessible open space, and potentially a community building and/ or land for the expansion of Albourne Primary School.</p> <p>The southeastern boundary of the site lies adjacent to Albourne Conservation Area (ACA). Within the ACA, there are nine listed buildings; four of which sit within plots which directly back on to the site. The site was subject to a recent appeal (DM/22/2416) for 125 dwellings, public open space and community facilities. The appeal concluded less than substantial harm, albeit significant harm, to the ACA and three of the listed buildings. The site is considered rural countryside. It also provides a buffer between the settlement of Albourne and the southern part of the development proposed at DPSC3: Land to the south of Reeds Lane.</p> <p>The site seeks to provide 120 homes with the potential for it to contribute to the five-year housing land supply. However, on balance, it is considered that development of the site would not outweigh the harm caused to the nearby heritage assets. In combination with the proposed DPSC3 allocation, the site has potential to contribute to</p>	Not suitable for further testing.

			coalescence. Therefore, the site is not considered suitable for further testing.	
1063	Phase 2 Swallows Yard, London Road Albourne	46	<p>The site is not contiguous and is considered separate from the defined built-up area boundary and settlement of Albourne to the south. The site is separated from the existing development of Albourne along Henfield Road by a field, creating a physical separation between Albourne and the site.</p> <p>The site is in close proximity to the Grade II listed building to the west. The site is therefore considered sensitive in heritage terms.</p> <p>Whilst the site seeks to provide 46 dwellings, it is would appear isolated and have a poor relationship to Albourne. It would not therefore contribute to sustainable development. On balance, the site is not considered suitable for further testing.</p>	Not suitable for further testing.
1146	Swallows Yard (phases 1&2), London Road	90	<p>The site is not contiguous to the defined built-up area boundary of Albourne to the south. The site is the combination of sites 789 and 1063.</p> <p>The site's southern boundary is adjacent to the residential cul-de-sacs of Holders and Magnolia Court which form a linear development north of Henfield Road. The site would extend Albourne northwards along London Road. This would potentially risk joining Albourne to the southern boundary of the proposed DPSC3: Land to the south of Reeds Lane allocation. In addition, the site is in close proximity to the Grade II listed building to the west. The site is therefore considered sensitive in heritage terms.</p> <p>In combination with the proposed DPSC3 allocation, the site has potential to contribute to coalescence between</p>	Not suitable for further testing.

			Albourne and Sayers Common. Therefore, the site is not considered suitable for further testing.	
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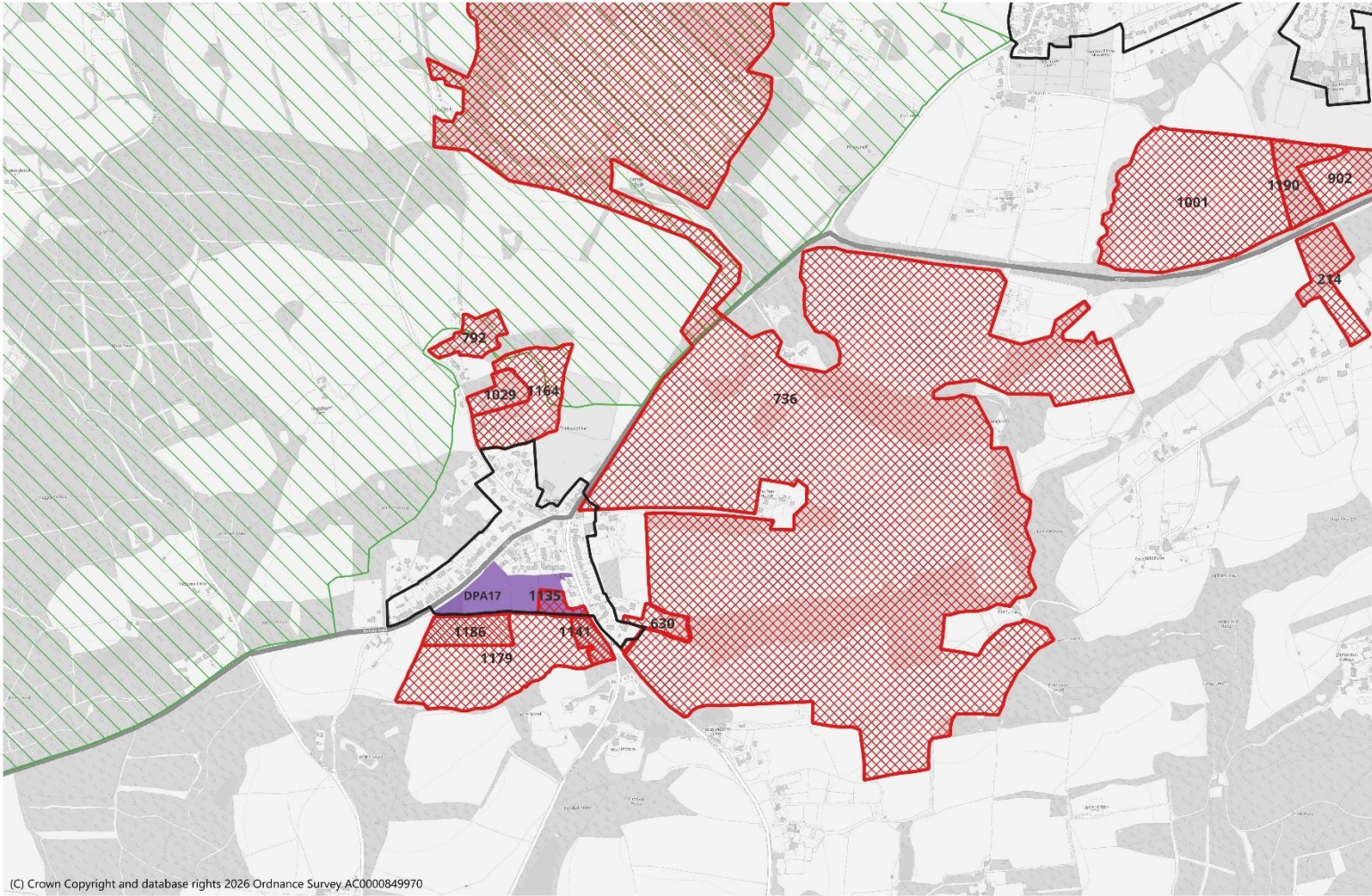
Sites for Further In-Combination Testing

ID	Site	Yield	Justification	Conclusion
775	Grange View House, London Road, Albourne	10	<p>The site is not contiguous to the defined built-up area boundary of Albourne to the northwest. The site is currently used as open storage and is adjacent to existing development east of London Road. The site is adjacent to a Grade II Listed Building (Hillbrook House). The potential harm on this heritage asset needs further testing.</p> <p>The site seeks to deliver 10 homes. On balance, a site of this scale and with few onsite constraints has the potential to be delivered within the first five years from the Plan's adoption. Therefore, it is considered that the site should be taken forward for further testing.</p>	Suitable for further testing.
789	Phase 1 Swallows Yard, London Road, Albourne	46	<p>The site is not contiguous to the defined built-up area boundary of Albourne to the south. The site's southern boundary is adjacent to the residential cul-de-sacs of Holders and Magnolia Court which form a linear development north of Henfield Road. The proposed allocation DPSC3: Land to the south of Reeds Lane lies approximately 240m to the north. The site is in close proximity to the Grade II listed building to the west. The site is therefore considered sensitive in heritage terms. Appropriate buffers and a landscape led approach may offer potential suitable mitigation.</p>	Suitable for further testing.

			<p>The site seeks to deliver 46 homes. On balance, a site of this scale and with few onsite constraints has the potential to be delivered within the first five years from the Plan's adoption. Therefore, it is considered that the site should be taken forward for further testing.</p>	
1173	Land east of London Road	250	<p>The site is not contiguous to the defined built-up area boundary of Albourne, albeit the northern part of the site is in close proximity to it.</p> <p>The settlement of Albourne is predominately located west of London Road and concentrated between Henfield Road and The Street. The site lies largely to the rear of the existing development along London Road and the A23 to the east. Albourne Road forms the site's northern boundary. To the south of the site, existing properties form linear development east of London Road. Information submitted by the promoter suggests that the most southern quarter of the site would be open space. West of London Road is the Wellcroft Green development for an 84-unit retirement village, currently under construction.</p> <p>The site is near to four Grade II listed buildings (Hillbrook House, Tipnoaks, Elm House and Mole Manor). The Albourne Conservation Area is also approximately 70m from the site's northwestern boundary. The site is considered sensitive in heritage terms. Other sensitivities include potential noise and air pollution from the A23.</p> <p>The site seeks to deliver 250 homes. A site of this scale has the potential to contribute to the five-year housing land supply. Whilst the site itself is relatively unconstrained, nearby identified constraints may impact on the site's</p>	Suitable for further testing.

			capacity. On balance, it is considered that the site should be taken forward for further testing.	
1178	Land north of Henfield Road	10-20	<p>The site is not contiguous to the defined built-up area boundary of Albourne to the south, albeit the site's southern boundary is close to it and the site as a whole is relatively well related to the existing development along Henfield Road.</p> <p>Information submitted indicates that access would be taken from Henfield Road. This would likely require the removal of trees along Henfield Road to deliver the access, including visibility splays. In addition, two listed buildings (North Pottersfield Cottage and South Pottersfield Cottage) lie north of the site. The potential harm needs to be further assessed.</p> <p>The site seeks to deliver between 10 and 20 homes. The final yield will need to be assessed alongside the potential harm on nearby listed buildings. On balance, a site of this scale and with few onsite constraints has the potential to be delivered within the first five years from the Plan's adoption. Therefore, it is considered that the site should be taken forward for further testing.</p>	Suitable for further testing.

Ansty

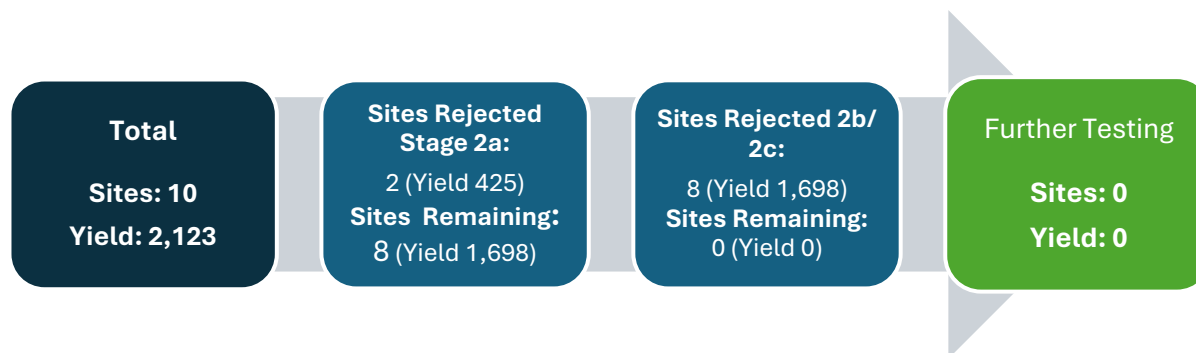


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Ansty

- Sites for In-Combination Testing
- Additional Sites
- Rejected
- District Plan - Housing Allocations
- Built Up Area Boundary
- High Weald National Landscape (AONB)





Ansty is in the central area of the district. Ansty is located to the west of Haywards Heath and southwest of Cuckfield. Ansty is a Category 4 settlement (small village) with limited services often only serving the settlement itself. Facilities in Ansty include a petrol station, a village hall, a recreation ground, a play area, football club and cricket club. There are two District Plan site allocations in Ansty – DP16: Land west of North Cottages and Challoners, Ansty for 30 dwellings and DP17: Land to the west of Marwick Close, Bolney Road, Ansty for 45 dwellings.

Sites Rejected at Stage 2a

ID	Site	Yield	Justification	Conclusion
790	Deaks Manor, Deaks Lane, Cuckfield, RH17 5JA	400	This site is disconnected from the defined built-up area and settlement boundaries of both Ansty and Cuckfield. Deaks Lane is a rural single road and there is no footpath along Deaks Lane to be able to safely access Ansty or Cuckfield from the site. The site is not in a sustainable location.	Not suitable for further consideration.
792	Land at Ansty Farm (Site C), Deaks Lane, Ansty	25	This site is disconnected from the defined built-up area and settlement boundary of Ansty to the south. Deaks Lane is a rural single road and there is no footpath along Deaks Lane to be able to safely access Ansty from the site. The site is not in a sustainable location.	Not suitable for further consideration.

			The site is also in employment use and therefore should be retained for employment use.	
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Sites Rejected at Stage 2b or 2c

ID	Site	Yield	Justification	Conclusion
630	Land at Little Orchard, Cuckfield Road, Ansty	24	<p>Part of the southwestern boundary of this site is adjacent to the defined built-up area and settlement boundary of Ansty and therefore could represent a sustainable extension to Ansty. The site, however, is not of a scale which would provide any onsite infrastructure.</p> <p>In addition, the majority of the site is covered in trees and therefore whilst the site seeks to provide for 24 dwellings, it is considered on balance that the benefit of development on this site does not outweigh the significant loss of trees on the site that would occur with development.</p>	Not suitable for further testing.
1029	Land at Greenacre, Deaks Lane, Ansty	8	<p>This site is disconnected from the defined built-up area and settlement boundary of Ansty to the south. Deaks Lane is a rural single road and there is no footpath along Deaks Lane to be able to safely access Ansty from the site.</p> <p>The site is also in close proximity to the High Weald National Landscape to the north of the site, where any development would need to be carefully considered. In addition, the eastern part of the site is covered by trees.</p> <p>Whilst the site seeks to provide for 8 dwellings, it is not of a scale which would provide any onsite infrastructure and therefore it is considered on balance that the benefit of a</p>	Not suitable for further testing.

			small amount of development in this location does not outweigh the loss of trees on the site and the potential harm to the National Landscape, that would occur with development of this site.	
1135	Land rear of Challoners	9	This site forms part of the proposed District Plan allocation DPA16: Land west of North Cottages and Challoners, Cuckfield Road, Ansty for 30 dwellings.	Not suitable for further testing.
1141	Land west of Cuckfield Road	7	<p>Although this site is adjacent to the proposed District Plan allocation DPA16 Land west of North Cottages and Challoners, Cuckfield Road, Ansty for 30 dwellings, and therefore could represent a sustainable extension to Ansty, the site is physically separated from the proposed allocation by a mature tree belt.</p> <p>In addition, there is no physical, defensible boundary to the west of the site. It is assumed that access can be achieved from Cuckfield Road, however there has been no information submitted regarding the access to the site. This would also require the removal of trees along the site boundary, which currently contribute to the rural character of the area.</p> <p>Whilst this site seeks to provide 7 dwellings, it is not of a scale that would provide onsite infrastructure. On balance, considering the limited facilities and services in Ansty, coupled with the unknowns around access, loss of trees and lack of defensible boundary to the west of the site, it is considered that this site is not suitable for further testing.</p>	Not suitable for further testing.
1164	Land rear of Appletree Cottage, Deaks Lane	30	Part of the southern boundary of this site is adjacent to the defined built-up area and settlement boundary of Ansty and	Not suitable for further testing.

			<p>therefore could represent a sustainable extension to Ansty. The eastern part of the site is within the High Weald National Landscape where any development of the site would need to be carefully considered. Development of the site would be an incursion into the National Landscape. The northeastern parts of the site are heavily treed, the loss of which has the potential to harm the character of the landscape. It is unclear from the information submitted how this site is proposed to be accessed and bought forward.</p> <p>Whilst this site seeks to provide 30 new homes, it is not of a scale that would provide onsite infrastructure. On balance, due to the site's location partially within the Protected Landscape, loss of trees, the lack of information around access to the site and the lack of onsite infrastructure, it is considered that this site is not suitable for further testing.</p>	
1179	Land south of Ansty	120	<p>The northern boundary of this site is adjacent to the proposed District Plan allocations DPA16 Land west of North Cottages and Challoners, Cuckfield Road, Ansty for 30 dwellings and DPA17 Land to the west of Marwick Close, Bolney Road, Ansty for 45 dwellings (which is subject to planning application DM/26/0454). This site, therefore, could represent a sustainable extension to Ansty; however, it is physically separated from the proposed allocations by a mature tree belt and public right of way which act as a strong defensible boundary.</p> <p>Whilst this site seeks to provide 120 dwellings, the information submitted does not suggest the site will provide any on site infrastructure alongside the housing. On balance, considering the limited facilities and services in</p>	Not suitable for further testing.

			Ansty, it is considered that development in this location in addition to the proposed allocations, without the provision of onsite infrastructure, does not represent a sustainable option for development.	
1186	Land southeast of Bolney Road	50	<p>The northern boundary of this site is adjacent to the proposed District Plan allocation DPA17 Land to the west of Marwick Close, Bolney Road, Ansty for 45 dwellings (which is subject to planning application DM/26/0454). This site, therefore, could represent a sustainable extension to Ansty. The site is being promoted as an extension to DPA17 for 50 dwellings. The site is physically separated from the proposed allocation by a mature tree belt and public right of way, which act as a strong defensible boundary.</p> <p>The information submitted suggests an access could be achieved from Bolney Road but there are no further details regarding this. The site is subject to open views from the south and there is no physical, defensible boundary to the south of the site.</p> <p>Whilst this site seeks to provide 50 dwellings, it is not of a scale that would provide onsite infrastructure. On balance, considering the limited facilities and services in Ansty, coupled with the potential landscape issues to the south, it is considered that development in this location in addition to the proposed allocations, without the provision of onsite infrastructure, does not represent a sustainable option for development.</p>	Not suitable for further testing.
736	Broad location North and East of Ansty	1450	This site is subject to a planning appeal (DM/23/2866) for 1,450 dwellings and other uses including a primary school, a SEND school, health hub, sports facilities, allotments,	Not suitable for further testing.

			<p>retail, community and employment uses. The latest information received by the site promoter in March 2026 confirms that the proposal it wishes the Council to consider for allocation, is the same scheme which is subject to appeal. Therefore, the Council has had regard to the more detailed assessment undertaken as part of the planning application as well as the information submitted by the site promoter in re-assessing this site.</p> <p>This site is located to the east of Ansty and to the southwest of Cuckfield. Parts of the western boundary of this site are adjacent to the defined built-up area and settlement boundary of Ansty. Ansty includes few facilities; there is no school, GP surgery or village centre in walking distance. Therefore, for the site to represent a sustainable extension to the village, it will need to deliver a range of services and facilities which are capable of making the settlement overall (including this site) sustainable (consistent with principle 4 of the emerging District Plan's spatial strategy).</p> <p>The proposed development includes the provision of a primary school, a SEND school, health hub, sports facilities including all weather hockey pitches and tennis centre, allotments, retail, community and employment uses. The range of facilities proposed would enable the site to make the settlement sustainable overall. On that basis, the site would represent a sustainable location for development. With Ansty being located in the central part of the district, it is not so close to where unmet needs are arising in comparison to other locations in the district and therefore other locations may be more preferable to meet this role.</p>	
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			<p>However, given the scale of the proposed development and its proximity to Ansty and Cuckfield, it will result in the visual coalescence of these settlements. The introduction of built form of this scale would render Ansty readily visible in views from Cuckfield, where it is currently not readily visible. This will remove the perception of separation, impact the identity of the villages and create visual coalescence. The site promoter did not submit any further information as part of its March 2026 submission on any mitigation measures it wished the Council to consider as part of the re-appraisal of the site. On that basis, the assessment of the site on this matter is consistent with the views reached as part of determining the planning application.</p> <p>The northern boundary of this site is in close proximity to the High Weald National Landscape (HWNL) where development of the site would need to be carefully considered. The proposed development would result in a significant and discernible extension of built development into the surrounding countryside, creating a large new urbanisation adjacent to and abutting the HWNL, and would introduce an abrupt change of landscape character in close proximity to the HWNL, and a loss of natural landscape contiguous with the HWNL. Further, it would adversely impact on perceptual qualities of the HWNL of tranquillity and rurality, due to the level of noise, activity and lighting that would inevitably be associated with a development of such large scale, in such close proximity to the HWNL. The site promoter did not submit any further information as part of its March 2026 submission on any mitigation measures it wished the Council to consider as part of the re-appraisal of the site. On that basis, the assessment of the site on this</p>	
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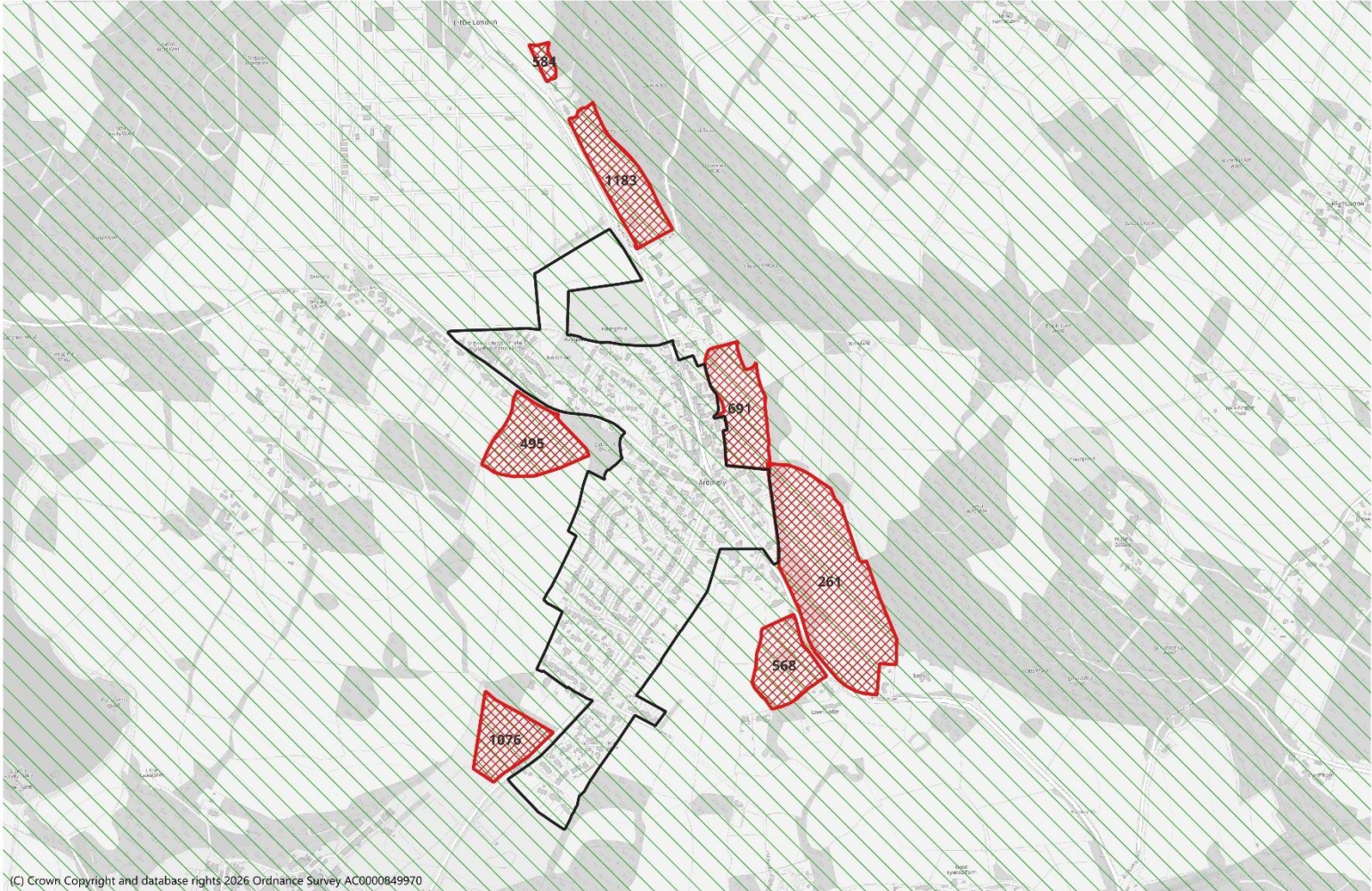
			<p>matter is consistent with the views reached as part of determining the planning application.</p> <p>There are also four areas of Ancient Woodland (totalling 7.3 ha) within the site, with direct loss of woodland proposed in one area to link the northern and southern parcels of the proposals together. The site promoter did not submit any further information as part of its March 2026 submission on any mitigation measures it wished the Council to consider as part of the re-appraisal of the site. On that basis, the assessment of the site on this matter is consistent with the views reached as part of determining the planning application – that sufficient ecological information has been submitted to provide certainty on the likely impacts on designated sites, protected and priority habitat and with appropriate mitigation measures secured the development is acceptable.</p> <p>Whilst transport is a sensitive issue in this location, the transport evidence and mitigations submitted in support of the planning application has been deemed acceptable by both relevant highway authorities. The site promoter did not submit any further information as part of its March 2026 submission on any mitigation measures it wished the Council to consider as part of the re-appraisal of the site. On that basis, the assessment of the site on this matter is consistent with the views reached as part of determining the planning application.</p> <p>The Council considers that due to the scale of the proposed development and the average time between grant of outline planning permission and first completions, this site would not make a contribution to the five year housing land supply.</p>	
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			<p>A site of this scale would rather make a contribution to the longer-term housing supply.</p> <p>On balance it is not considered that the benefits of the proposed site comprising the provision of homes, services and facilities, and a longer term contribution to the housing land supply would outweigh the unacceptable harm this scale of development would have on the High Weald National Landscape and the perception of coalescence between Ansty and Cuckfield. Furthermore, due to the location of Ansty in the central part of the district, it is not so close to where unmet needs are arising in comparison to other locations in the district and therefore other locations may be more preferable to meet this role.</p>	
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Sites for Further In-Combination Testing

ID	Site	Yield	Justification	Conclusion
	No sites.			

Ardingly

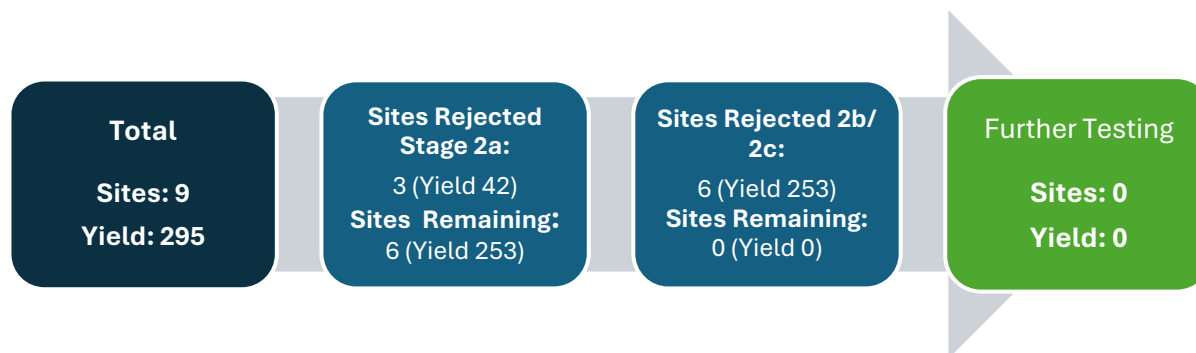


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Ardingly

- Sites for In-Combination Testing
- Additional Sites
- Rejected
- District Plan - Housing Allocations
- Built Up Area Boundary
- High Weald National Landscape (AONB)





Ardingly is in the central part of the district. Ardingly is a category 3 settlement (medium sized village). The village has a primary school, village hall, local convenience shop with a post office, public house and a recreation ground. Ardingly College is to the south of the village. A wider range of services and facilities can be accessed in Haywards Heath (approximately 5km to the south of Ardingly). The South of England Showground is located just to the north of the village and slightly further north of the village is Wakehurst Place, a Registered Park and Garden which is home to the Millennium Seed Bank (operated by the Royal Botanic Gardens Kew). Ardingly Reservoir to the west of the village is a Local Nature Reserve and Local Wildlife Site and provides water-based recreational opportunities. Ardingly is located within the High Weald National Landscape. Ardingly has a Conservation Area (with two separate parts – a western section and an eastern section) as well as a number of listed buildings. The Site Allocations DPD (adopted 2022) allocated a site for 35 dwellings in Ardingly (SA25: Land west of Selsfield Road).

Sites Rejected at Stage 2a

ID	Site	Yield	Justification	Conclusion
584	Bawtry - Little London - Ardingly	7	The site is opposite the South of England Showground to the north of Ardingly and whilst the B2028 Selsfield Road does have a footpath into Ardingly (along the western side of the carriageway), the site is considered to be disconnected	Not suitable for further consideration.

			from the settlement and the defined built-up area of Ardingly.	
671	Land at Lywood Depot (WSCC), Lindfield Road, Ardingly	30	The site is approximately one kilometre south of the settlement of Ardingly. The site is disconnected from the defined built-up area and remote from services and facilities. In addition, there is no footpath along the B2028 Lindfield Road to be able to safely access Ardingly from the site. The site is not in a sustainable location.	Not suitable for further consideration.
831	Gardeners Arms, Selsfield Road, Ardingly	5	The site is opposite the South of England Showground to the north of Ardingly and whilst the B2028 Selsfield Road does have a footpath into Ardingly (along the western side of the carriageway), the site is considered to be disconnected from the settlement and the defined built-up area of Ardingly.	Not suitable for further consideration.

Sites Rejected at Stage 2b or 2c

ID	Site	Yield	Justification	Conclusion
261	Land east of High Street and Lindfield Road Ardingly	40	The north-west boundary of the site is contiguous to the defined built-up area boundary, however, the developable area of the site is separated from the main village by woodland which acts as a natural boundary to the settlement and so the site would appear to be disconnected from the main settlement. The site is within the High Weald National Landscape and the provision of new homes is at a scale that will not deliver any additional on-site infrastructure. On balance, the development of this site for new housing does not outweigh the harm to the Protected Landscape.	Not suitable for further testing.
495	Butchers Field, south of Street Lane, Ardingly	30	The site is adjacent to the defined built-up area, however, development could impact on the Conservation Area. The	Not suitable for further testing.

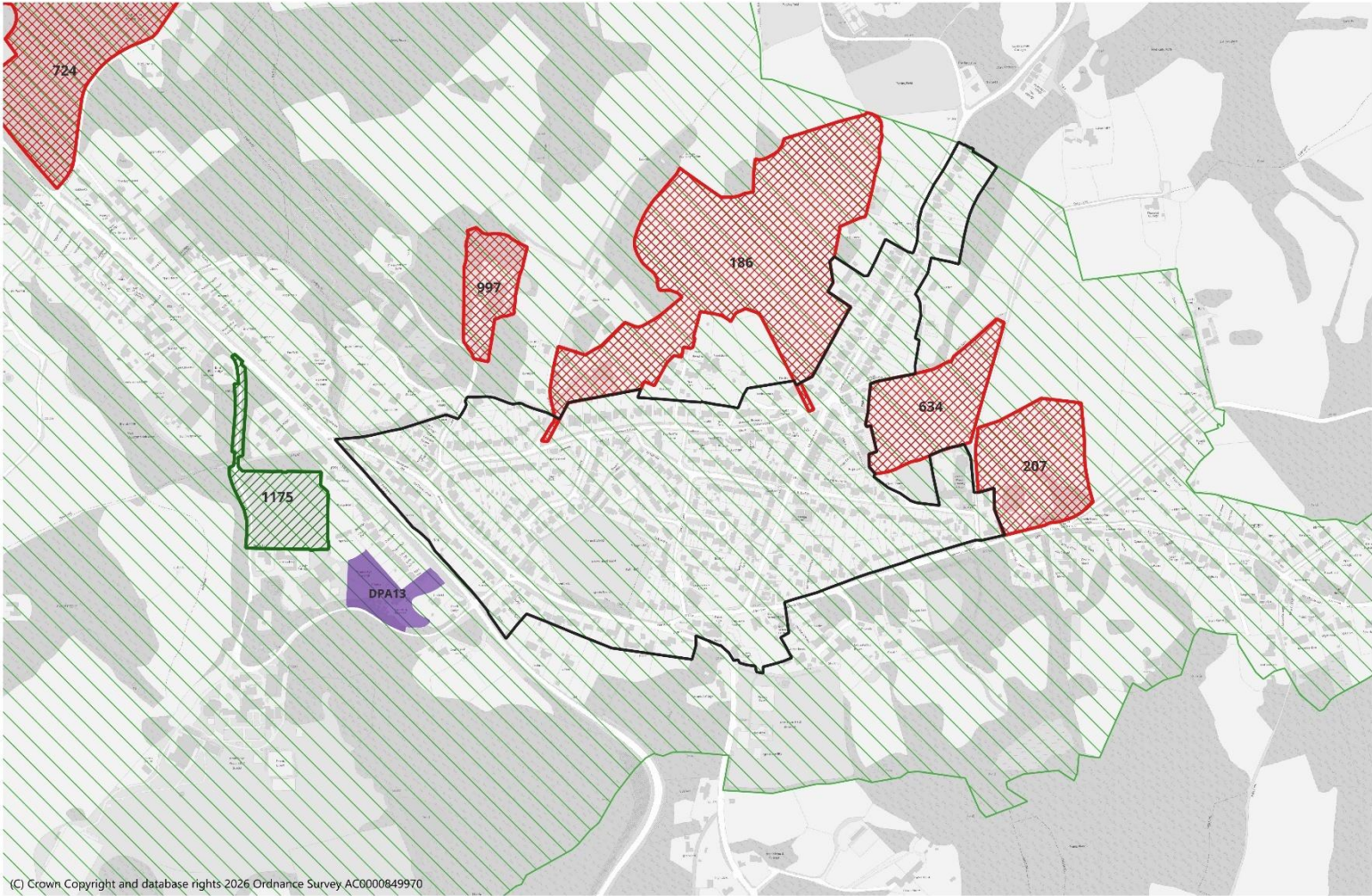
			site is within the High Weald National Landscape and a previous planning appeal decision concludes the site is important in maintaining the openness and separation of the two historic parts of the village. The provision of new homes is at a scale that will not deliver any additional on-site infrastructure. On balance, the development of this site for new housing does not outweigh the harm to the Protected Landscape.	
568	Middle Lodge and land to south, Lindfield Road, Ardingly	60	The site is separated from the defined built-up area boundary of Ardingly and would appear disconnected from the main settlement. The site is within the High Weald National Landscape and the provision of new homes is at a scale that will not deliver any additional on-site infrastructure. On balance, the development of this site for new housing does not outweigh the harm to the Protected Landscape.	Not suitable for further testing.
691	Land east of High Street, Ardingly	50	The site is contiguous to the defined built-up area of Ardingly, however, development of the site could impact on nearby listed buildings and the Conservation Area. Access to the site is likely to be difficult. The site is within the High Weald National Landscape and the provision of new homes is at a scale that will not deliver any additional on-site infrastructure. On balance, the development of this site for new housing does not outweigh the harm to the Protected Landscape.	Not suitable for further testing.
1076	North Field, College Road, Ardingly	38	Whilst the site is better connected to the village than other sites in the village, the site is in current use as playing fields and the loss of playing fields would need to be re-provided. The site is very open and visible from the south and would introduce a hard built form edge to the settlement, where there is currently a green buffer. The openness of the site also provides views of Ardingly College, a Grade II listed building. This would be a negative change to the character	Not suitable for further testing.

			of the area which is within the High Weald Protected Landscape. On balance, the development of this site for new housing does not outweigh the harm to the Protected Landscape, the urbanising effect on the character of the area and the loss of playing fields.	
1183	Land north of Cobb Cottage North, Ardingly	35	This is a recently submitted site and has not been previously assessed. The site is outside of the defined built-up area and is opposite the South of England Showground. The site is adjacent to the Conservation Area. Development of the site would extend the built development of Ardingly to the north, however, there is an allocated site for 35 dwellings to the west of the southern part of the site (between Ardingly village and the South of England Showground) which would bring residential development closer to this site. There is ancient woodland on the eastern boundary which would require a buffer and there are mature trees fronting the road which could be lost should the site be developed. The site is within the High Weald National Landscape and the provision of new homes is at a scale that will not deliver any additional on-site infrastructure. On balance, the development of this site for new housing does not outweigh the harm to the Protected Landscape.	Not suitable for further testing.

Sites for Further In-Combination Testing

ID	Site	Yield	Justification	Conclusion
	No sites.			

Ashurst Wood

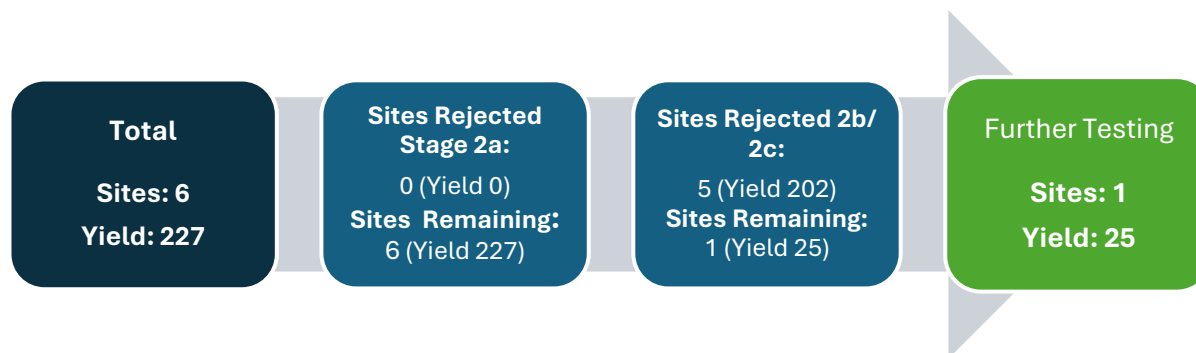


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Ashurst Wood

- Sites for In-Combination Testing
- Additional Sites
- Rejected
- District Plan - Housing Allocations
- Built Up Area Boundary
- High Weald National Landscape (AONB)





Ashurst Wood is in the northeast part of the district. Ashurst Wood is a category 3 settlement (medium sized settlement). The village has a range of services and community facilities including primary school, village hall and local convenience store (with post office), butchers and public houses. There is also a limited range of employment opportunities. A wider range of services can be accessed in the main service centre of East Grinstead to the northwest (approximately 2km). Ashurst Wood is entirely within the High Weald National Landscape. There is a proposed District Plan allocation DPA13: The Paddocks, Lewes Road for 8 – 12 dwellings.

Sites Rejected at Stage 2a

ID	Site	Yield	Justification	Conclusion
	No sites.			

Sites Rejected at Stage 2b or 2c

ID	Site	Yield	Justification	Conclusion
186	Land east of Beeches Lane, Ashurst Wood	40	The site is contiguous to the defined built-up area of Ashurst Wood however, the site extends away from existing development. It is unclear how any new development would	Not suitable for further testing.

			<p>relate to Ashurst Wood. Access to the site is likely to be difficult; Beeches Lane in the west is a narrow, single track and the proposed eastern access off of Woods Hill Lane is a narrow agricultural access between two residential properties. The western part of the site is relatively steep and falls within a small area of ancient woodland buffer. The site also lies within the High Weald National Landscape where development would have a detrimental impact.</p> <p>Whilst the site seeks to deliver 40 homes, there are a number of constraints which potentially impact the site's deliverability. As such, the site is unlikely to contribute to the 5-year housing land supply. On balance, it is considered that development of the site would not outweigh the harm caused to the National Landscape. Therefore, the site is not considered suitable for further testing.</p>	
207	Land at Dirty Lane/Hammerwood Road, Ashurst Wood	9	<p>The site is contiguous to the defined built-up area boundary of Ashurst Wood. The site extends the settlement eastwards. The existing development in this location transitions between the nucleated area of Ashurst Wood to the west and linear development to the east.</p> <p>Much of the site contains individual or groups of mature trees. To achieve either a linear or cul-de-sac style of development would result in the loss of trees. In addition, the feasibility of achieving access to the site is unknown. Access from either Hammerwood Road or Dirty Lane would result in the partial loss of hedgerow. Dirty Lane is also a very narrow, single track road.</p> <p>Whilst the site seeks to deliver 9 homes, there are a number of constraints which potentially impact the site's deliverability. As such, the site is unlikely to contribute to</p>	Not suitable for further testing.

			the 5-year housing land supply. On balance, it is considered that development of the site would not outweigh the harm caused to the National Landscape. Therefore, the site is not considered suitable for further testing.	
634	Land west of Dirty Lane, Ashurst Wood	15	<p>The site's western boundary is contiguous to the defined built-up area boundary of Ashurst Wood. The site slopes steeply away from Ashurst Wood. The site also lies within the High Weald National Landscape where development would have a detrimental impact. In addition, the feasibility of access is unknown. Whilst Box Lane, Dirty Lane and Phoenix Lane offer potential access points, all are very narrow single track roads. The site is no longer being actively promoted for development.</p> <p>Whilst the site seeks to deliver 15 homes, there are a number of constraints which potentially impact the site's deliverability. As such, the site is unlikely to contribute to the 5-year housing land supply. On balance, it is considered that development of the site would not outweigh the harm caused to the National Landscape. Therefore, the site is not considered suitable for further testing.</p>	Not suitable for further testing.
724	Land at Truscott Manor, Hectors Lane, East Grinstead	120	<p>The site is separated from the defined built-up area boundaries of East Grinstead to the west and Ashurst Wood to the east. However, the site has now been given further consideration due to the proximity of existing built development to the west of the site and the need to identify additional sites to meet a higher housing requirement.</p> <p>The site lies within the High Weald National Landscape where development would have a detrimental impact. The site is entirely wooded, including small areas of ancient woodland or within the 20m buffer of ancient woodland. Development of this site would result in a significant loss of</p>	Not suitable for further testing.

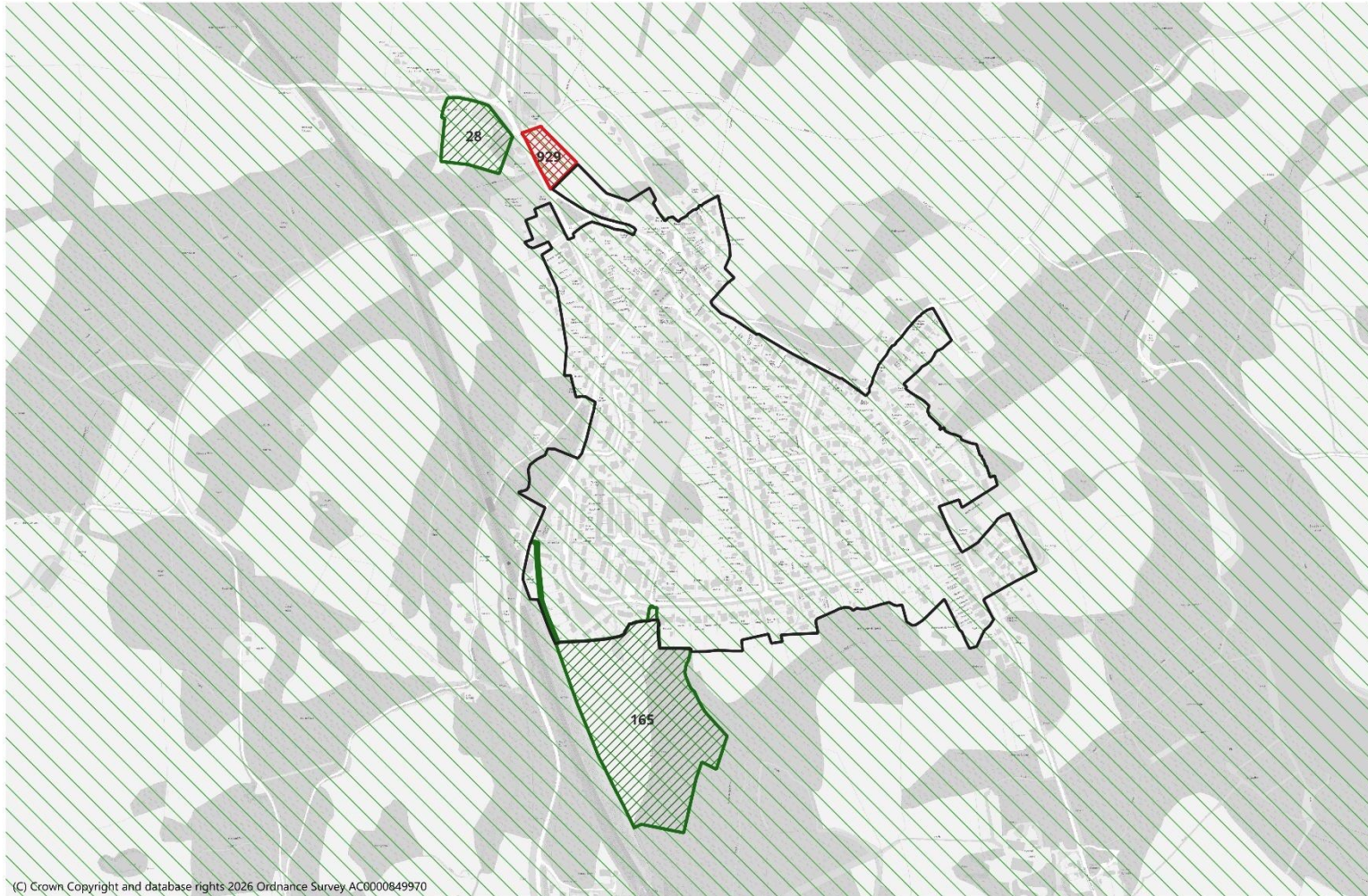
			<p>trees. In addition, this pocket of woodland provides a natural barrier in the existing linear development along Lewes Road contributing to separation of the two settlements.</p> <p>The site was considered beyond Stage 2a. However, upon further assessment, it was concluded that the site remains poorly located in relation to key services and facilities. On balance, it is considered that development of the site would not outweigh the harm caused to the National Landscape. Therefore, the site is not considered suitable for further testing.</p>	
997	Ivy Dene Industrial Estate, Ivy Dene Lane, Ashurst Wood	18	The site is still in active employment use and therefore conflicts with SA34 safeguarding existing employment sites and should be retained for employment use.	Not suitable for further testing.

Sites for Further In-Combination Testing

ID	Site	Yield	Justification	Conclusion
1175	Land at Brambletye School, Lewes Road	25	<p>This is a recently submitted site and has not been previously assessed. The site lies east of the defined built-up area of Ashurst Wood. The site is within the High Weald National Landscape.</p> <p>Information submitted indicates that the site currently provides ancillary sports provision but is inconsistently used and is considered disconnected from the main school site. It has been identified as surplus to the school's needs. Access is currently gained from the north from Lewes Road with traffic exiting back onto Lewes Road to the south, however there is potential to provide two-way access to the</p>	Suitable for further consideration.

			<p>north. A section of the existing access road falls within the Ancient Woodland buffer.</p> <p>The site seeks to deliver 25 homes. A site of this scale, with few onsite constraints, has the potential to be delivered within the first five years from the Plan's adoption and would provide much needed affordable housing to Ashurst Wood. On balance, it is considered that the site should be taken forward for further testing.</p>	
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Balcombe



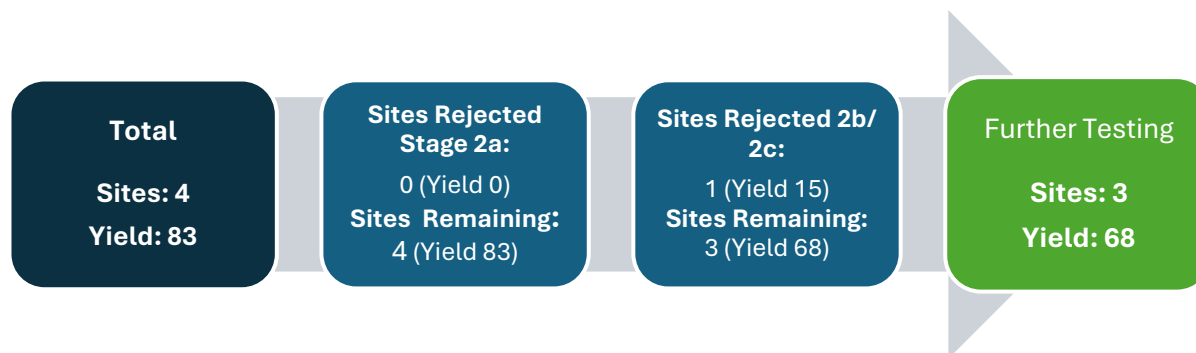
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Balcombe

Sites for In-Combination Testing
Additional Sites
Rejected

District Plan - Housing Allocations
Built Up Area Boundary
High Weald National Landscape (AONB)





Balcombe is in the central part of the district. Balcombe is a category 3 settlement (medium sized village). The village has a primary school, village hall, local convenience shop with a post office, public house and a recreation ground. A wider range of services and facilities can be accessed in Haywards Heath (approximately 6km to the south of Balcombe). Balcombe railway station is to the west of the village and is on the main London to Brighton railway line. Balcombe is located within the High Weald National Landscape. Balcombe has a Conservation Area as well as a number of listed buildings.

Sites Rejected at Stage 2a

ID	Site	Yield	Justification	Conclusion
	No sites.			

Sites Rejected at Stage 2b or 2c

ID	Site	Yield	Justification	Conclusion
929	Land to the west of the Rectory, Haywards Heath Road, Balcombe	15	The site is contiguous to the defined built-up area boundary of Balcombe on its south-eastern boundary, but the site is covered by trees and development of the site would result in	Not suitable for further testing.

			significant loss of trees. Development of the site would likely result in harm to the Grade I listed St Mary's Church and the Balcombe Conservation Area. The site is within the High Weald National Landscape and the provision of new homes is at a scale that will not deliver any additional on-site infrastructure. On balance, the development of this site for new housing does not outweigh the harm to the Protected Landscape.	
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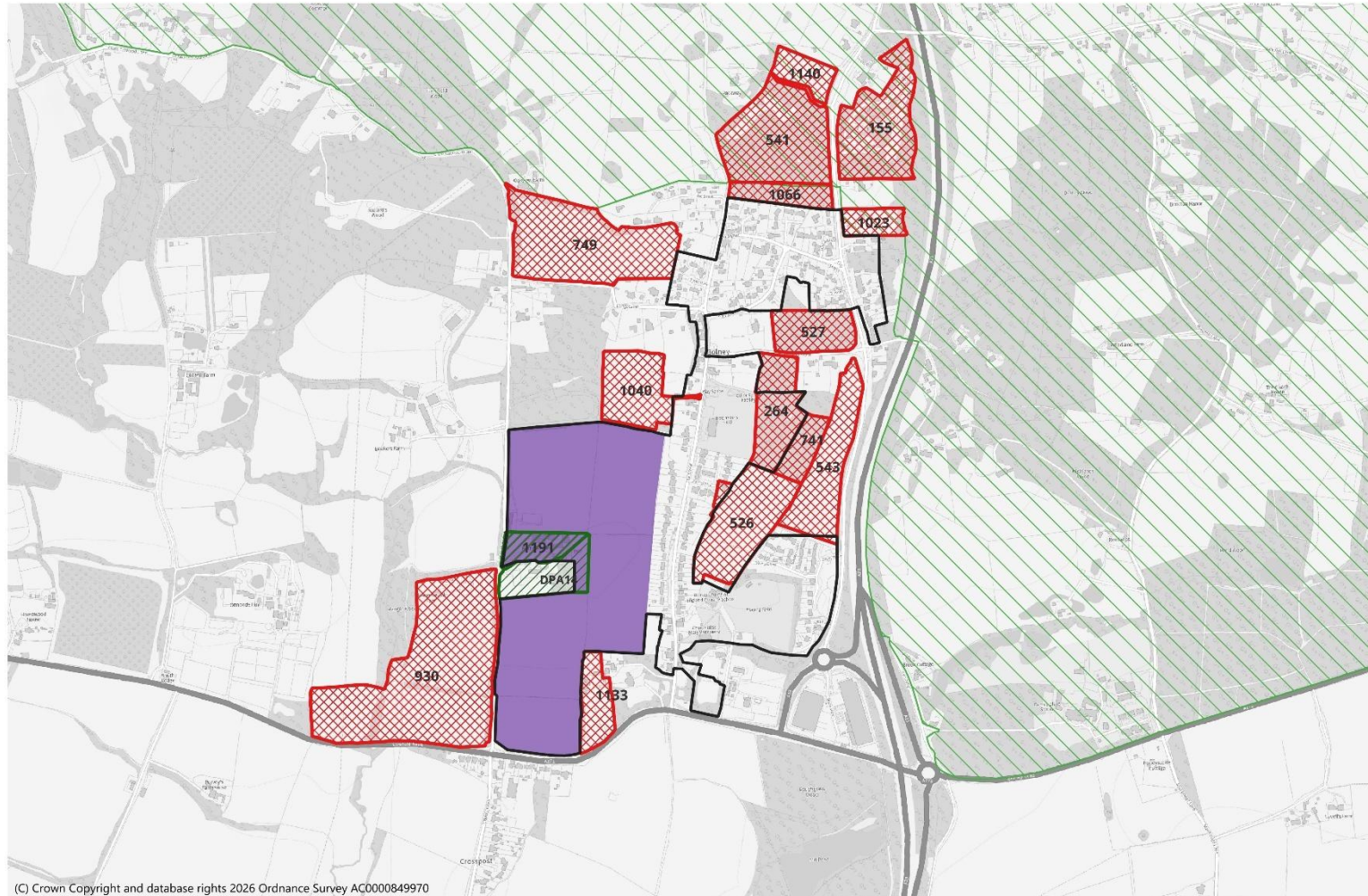
Sites for Further In-Combination Testing

ID	Site	Yield	Justification	Conclusion
25	The Walled Garden, behind the Scout Hut, London Road, Balcombe	8	<p>The site is close to the defined built-up area and settlement boundary of Balcombe to the south. Development would extend the developed area to the north but is considered relatively well located in terms of access to facilities, including the primary school, local store and railway station.</p> <p>The site is within the High Weald National Landscape, and so development of the site would need to be carefully considered including an assessment of major development. The site is in close proximity to a Grade I listed building, Balcombe Conservation Area and an Archaeological Notification Area. It is therefore considered potentially sensitive in heritage and landscape terms. The southeast corner is within the 20m ancient woodland buffer.</p> <p>The site seeks to deliver 8 homes. It forms the smaller, overlapping site to site 28. If development in this location is concluded suitable, further consideration will be given</p>	Suitable for further testing.

			between the two site options. A site of this scale has the potential to be delivered within the first five years from the Plan's adoption. On balance, it is considered that the site should be taken forward for further testing.	
28	Area south of Redbridge Lane at junction with London Road, Balcombe	20	<p>The site is close to the defined built-up area and settlement boundary of Balcombe to the south. Development would extend the developed area to the north but is considered relatively well located in terms of access to facilities, including primary school, local store and railway station</p> <p>The site is within the High Weald National Landscape and so development of the site would need to be carefully considered including an assessment of major development. The site is in close proximity to a Grade I listed building, Balcombe Conservation Area and an Archaeological Notification Area. It is therefore considered potentially sensitive in heritage and landscape terms. The southeast corner is within the 20m ancient woodland buffer.</p> <p>The site seeks to deliver 20 homes. It forms the larger, overlapping site to site 25. If development in this location is concluded suitable, further consideration will be given between the two site options. A site of this scale has the potential to be delivered within the first five years from the Plan's adoption. On balance, it is considered that the site should be taken forward for further testing.</p>	Suitable for further testing.
165	Land south of Oldlands Avenue (Vintens Nursery), Balcombe	40	The site is contiguous to the defined built-up area boundary of Balcombe on its northern boundary and the site is close to Balcombe railway station making it a highly sustainable location in transport terms. Access arrangements to the site will need to be considered. As the site is within the High Weald National Landscape, development of the site would need to be carefully considered including an assessment of	Suitable for further testing.

			major development. The eastern part of the site is covered by woodland and so development would need to be limited to the field in the western part of the site; this is reflected in the potential yield of the site. Any impacts to the enjoyment of the PROW crossing the site would also need to be considered.	
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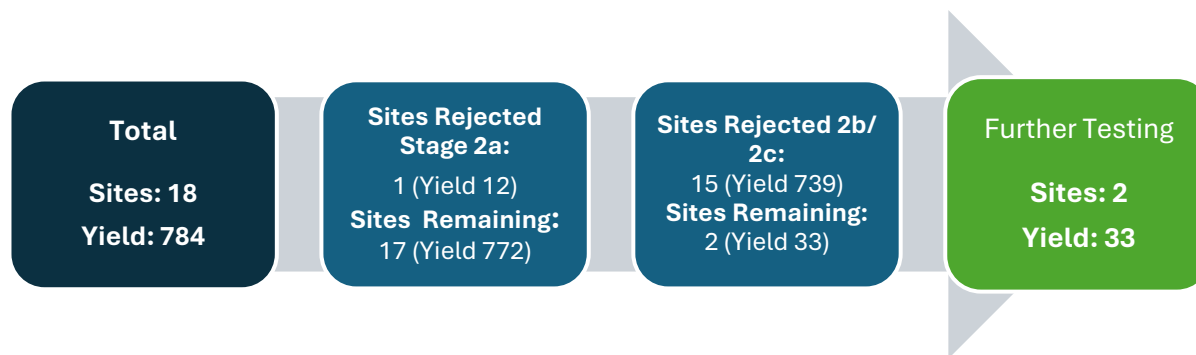
Bolney



Bolney

- | | |
|----------------------------------|--------------------------------------|
| Sites for In-Combination Testing | District Plan - Housing Allocations |
| Additional Sites | Built Up Area Boundary |
| Rejected | High Weald National Landscape (AONB) |





Bolney is in the west of the district. Bolney is a category 3 settlement (medium sized village). It has a primary school, recreation ground and community centre, with community café. The fuel station located along Cowfold Road (A272) also has a local convenience store. There are also limited employment opportunities. Additional services and facilities can be accessed at Cowfold to the west (approximately 4.8km) and Cuckfield and Haywards Heath to the east (approximately 5km). The High Weald National Landscape borders Bolney to the north. There is one proposed District Plan allocation DPA14: Land at Foxhole Farm for 200 dwellings which was granted outline planning permission for 200 dwellings, community building and countryside open space in November 2025.

Sites Rejected at Stage 2a

ID	Site	Yield	Justification	Conclusion
1031	Land at Pilgrims Farm, Stairbridge Lane, Bolney Grange	12	The site is not contiguous with a defined built-up area boundary. The nearest BUAB (Burgess Hill) is over a kilometre from the site. This is therefore considered physically separate and disconnected from any existing settlement.	Not suitable for further consideration.

Sites Rejected at Stage 2b or 2c

ID	Site	Yield	Justification	Conclusion
155	Aurora Ranch Caravan Park, London Road, Bolney	50	<p>The site is not contiguous to the defined built-up area boundary of Bolney to the south. The site is not considered well related to Bolney and a sense of separation provided by the trees both east and west of London Road between the site and Bolney.</p> <p>The site has access and tarmacked tracks associated with the site's previous use as a caravan park. The site lies within the High Weald National Landscape where development would have a detrimental impact. The site has a high number of trees, many would likely need removing if the site were developed. The site is in close proximity to a Grade II listed building and therefore considered sensitive in terms of heritage.</p> <p>The site seeks to provide 50 homes. The site has the potential to contribute to the five-year housing land supply. However, on balance, the development of this site for new housing does not outweigh the harm to the Protected Landscape. Therefore, the site is not considered suitable for further testing.</p>	Not suitable for further testing.
264	Land south of Ryecroft Road, Bolney	20	<p>The site is partly within and partly contiguous to the defined built-up area boundary of Bolney and is well related to existing development.</p> <p>The northern part of the site is immediately adjacent to Bolney (North) Conservation Area and in close proximity to a Grade II listed building. The site is therefore considered sensitive in heritage terms. In addition, the entire site is covered by trees.</p>	Not suitable for further testing.

			<p>The site seeks to provide 20 homes. A site of this scale has the potential to be delivered early in the Plan period. However, on balance, the development of this site for new housing does not outweigh the potential harm on heritage assets and the significant loss of trees. Therefore, the site is not considered suitable for further testing.</p>	
526	Land east of Paynesfield, Bolney	45	<p>The site is contiguous to the defined built-up area boundary of Bolney to the west and is well related to existing development.</p> <p>The site is adjacent to the Bolney (South) Conservation Area and in close proximity to Grade I and II listed buildings. It is therefore considered sensitive in terms of heritage. Information submitted shows an area of public open space along the southern boundary between the BSCA and development. Access to the site is from the west via Paynesfield to The Street.</p> <p>The site seeks to provide 45 homes. A site of this scale has the potential to be delivered early in the Plan period.</p>	Not suitable for further testing
527	Land north of Ryecroft Road, Bolney	40	<p>The site is contiguous to the defined built-up area boundary of Bolney to the north and is well related to existing development.</p> <p>The site is adjacent to Bolney (North) Conservation Area and in close proximity to a number of Grade II listed buildings. The site is therefore considered sensitive in heritage terms. The entire site is also covered by TPO Group designation.</p> <p>The site seeks to provide 40 homes. A site of this scale has the potential to be delivered early in the Plan period. However, on balance, the development of this site for new housing does not outweigh the harm from the loss of protected trees. Therefore, the site is not considered suitable for further testing.</p>	Not suitable for further testing.

541	Land Adjacent to Packway House, (North of Bolney parcel B) Bolney	150	<p>The site is not contiguous to the defined built-up area boundary of Bolney to the south. The site is not considered well related to Bolney. The site also lies within the High Weald National Landscape where development would have a detrimental impact. The entire site is also covered by TPO Group designation.</p> <p>The site seeks to provide 150 homes. The site has the potential to contribute to the five-year housing land supply. However, on balance, the development of this site for new housing does not outweigh the harm to the Protected Landscape. Development would also result in the loss of a significant level of protected trees. Therefore, the site is not considered suitable for further testing.</p>	Not suitable for further testing.
543	Land West of London Road (north), Bolney	65	<p>The site is contiguous to the defined built-up area boundary of Bolney to the south and is relatively well related to existing development.</p> <p>The site is a long, tapering site that is bounded by the recently completed Land north of Queens Head development to the south, London Road to the east and woodland and fields to the west. The capacity to accommodate 65 homes is considered challenging. The site has existing access on to London Road. London Road is at risk of surface water flooding. Given the proximity of the site to both London Road and the A23 consideration may be needed to incorporating noise buffers.</p> <p>The site seeks to provide 65 homes. The site has the potential to contribute to the five-year housing land supply.</p>	Not suitable for further testing.
741	Land to west of London Road, Bolney	24	The site is contiguous to the defined built-up area boundary of Bolney to the west and is relatively well related to existing development.	Not suitable for further testing.

			<p>The site does not have existing access and is currently landlocked. Information submitted by the provider states that third party land would be required to access the site. As such, there uncertainty around if the site is deliverable. In addition, the entire site is covered by trees.</p> <p>The site seeks to provide 24 homes. A site of this scale has the potential to be delivered early in the Plan period. However, given the uncertainty on the site's deliverability and the significant loss of trees required to accommodate development, the site is not considered suitable for further testing.</p>	
749	Glebelands Field, Lodge Lane, Bolney	150	<p>The site is contiguous to the defined built-up area boundary of Bolney to the east and is relatively well related to the existing village.</p> <p>The eastern part of the site is adjacent to Bolney (North) Conservation Area. It is also in close proximity to a number of Grade II listed buildings to the east and south. It is therefore considered sensitive in heritage terms. The northern boundary of the site is adjacent to the High Weald National Landscape. A small section along the site's western boundary falls within the 20m buffer of ancient woodland. Lodge Lane and Foxhole Lane are the logical points of access. However, both are narrow rural roads with sections of reduced visibility. Due to the nature of these roads and existing development it is unclear how safe access can be achieved.</p> <p>The site seeks to provide 150 homes. The site has the potential to contribute to the five-year housing land supply. However, on balance, the development of this site for new housing does not outweigh the potential harm to the setting of the Protected Landscape and nearby heritage assets.</p>	Not suitable for further testing.

			There are also outstanding concerns with regards to achieving safe access. Therefore, the site is not considered suitable for further testing.	
930	Hangerwood Farm, Foxhole Lane, Bolney	120	<p>The site is not contiguous to the defined built-up area boundary of Bolney to the east. However, the site is adjacent to the proposed District Plan allocation DPA14: Land at Foxhole Farm to the east which has extant planning permission for 200 dwellings, countryside open space and community building (DM/25/1129) and was therefore brought forward for further consideration.</p> <p>Information submitted reduces the yield from 240 to 120 dwellings and suggests that development would be limited to the eastern parcels retaining the western parcel as public open space. The site's western boundary is adjacent to ancient woodland, the 20m buffer falls within the site. The main access is proposed from Cowfold Road (A272) to the south. Part of the southern boundary is at risk of surface water flooding which may impact where safe access can be achieved. In addition, a watercourse runs north to south through the western part of the site. This area is at risk of fluvial flooding.</p>	Not suitable for further testing.
1023	Land at Badgers Brook, London Road, Bolney	9	The site is contiguous to the defined built-up area boundary of Bolney to the west and south. Part of the site's southern boundary is covered by a TPO Group designation. The site also has a number of trees along the road frontage and through the middle of the site. A planning application (DM/25/3059) for six dwellings is currently awaiting determination. In light of the live planning application and the potential for a policy compliant scheme to come forward without allocation, it is considered that the site is not suitable for further testing.	Not suitable for further testing.

1040	Land rear of Daltons Farm and The Byre, The Street, Bolney	20	<p>The site is contiguous to the defined built-up area boundary of Bolney to the east. The site is also adjacent to the proposed District Plan allocation DPA14: Land at Foxhole Farm to the south which has extant planning permission for 200 dwellings, countryside open space and community building (DM/25/1129).</p> <p>The site is adjacent to the Bolney (North) Conservation Area and in close proximity to a number of Grade II listed buildings. The proposed access is south of Dalton's Farm, a Grade II listed building. Currently, the access is a residential driveway onto The Street. Improvements are likely necessary to provide an acceptable access for the development. The site is therefore considered sensitive in heritage terms. Information submitted decreases the yield from 50 to 20 dwellings. It also states that an increased buffer to listed buildings is proposed to mitigate previous concerns raised through the assessment process. A number of trees along the site's western boundary are covered by a TPO designation.</p>	Not suitable for further testing.
1066	Land north of Springfield Close, North of Bolney (Parcel A) Bolney	9	<p>The site is contiguous to the defined built-up area boundary of Bolney to the south and is considered well related to the existing village.</p> <p>The site is in close proximity to Bolney (North) Conservation Area and two Grade II listed buildings. The western part of the site, closest to these heritage assets has the potential to be sensitive to development. The entire site is also covered by TPO Group designation.</p> <p>The site seeks to provide nine homes. A site of this scale has the potential to be delivered early in the Plan period. However, on balance, the development of this site for new</p>	Not suitable for further testing.

			housing does not outweigh the harm from the loss of protected trees. Therefore, the site is not considered suitable for further testing.	
1133	Land west of Bolney Place, Cowfold Road	10	<p>The site is not contiguous to the defined built-up area boundary of Bolney to the east. However, the site is adjacent to the proposed District Plan allocation DPA14: Land at Foxhole Farm to the west which has extant planning permission for 200 dwellings, countryside open space and community building (DM/25/1129).</p> <p>The site is within an Archaeological Notification Area and in close proximity to the Bolney (South) Conservation Area. It is therefore considered sensitive in terms of heritage. Access would likely be taken from Cowfold Road (A272). The length of the site's frontage onto Cowfold Road falls within an area at risk of surface water flooding. The ability to achieve safe access is currently unknown.</p> <p>The site seeks to provide 10 homes. A site of this scale has the potential to be delivered early in the Plan period. However, due to a combination of unknowns, including harm to heritage assets and achievability of safe access, the site is not considered suitable for further testing.</p>	Not suitable for further testing.
1140	Land opposite Bolney Stage Pub, London Road	18	<p>The site is not contiguous to the defined built-up area boundary of Bolney to the south. The site is not considered to be well related to Bolney.</p> <p>The site not been actively promoted for development, the availability of the site is therefore uncertain. The site also lies within the High Weald National Landscape where development would have a detrimental impact.</p> <p>The site seeks to provide 18 homes. A site of this scale has the potential to be delivered early in the Plan period.</p>	Not suitable for further testing.

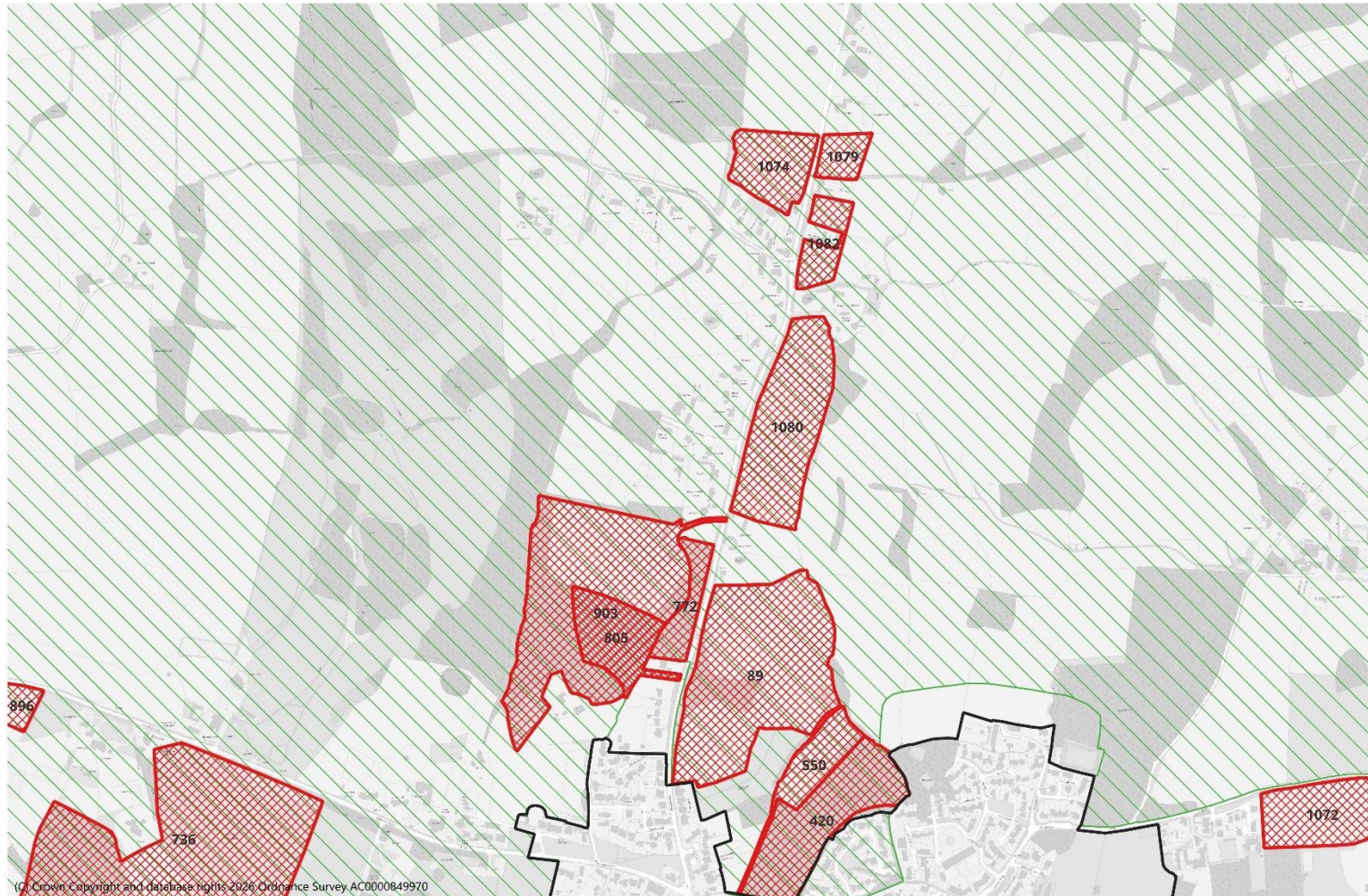
			<p>However, on balance, the development of this site for new housing does not outweigh the harm to the Protected Landscape. Therefore, the site is not considered suitable for further testing.</p>	
1185	Land north of Glebelands, Lodge Lane	9	<p>The site is contiguous to the defined built-up area boundary of Bolney to the east and is relatively well related to the existing village. Information submitted suggests the development would provide nine self-build plots and likely limited to the eastern part of the site.</p> <p>The eastern part of the site is adjacent to Bolney (North) Conservation Area. It is also in close proximity to two Grade II listed buildings to the east. Other Grade II listed buildings to the south may be impacted depending on how far development extends west. It is therefore considered sensitive in heritage terms.</p> <p>The northern boundary of the site is adjacent to the High Weald National Landscape. A small section along the site's western boundary falls within the 20m buffer of ancient woodland. Lodge Lane and Foxhole Lane are the logical points of access. However, both are narrow rural roads with sections of reduced visibility. Due to the nature of these roads and existing development it is unclear how safe access can be achieved.</p> <p>The site seeks to provide nine homes. A site of this scale has the potential to be delivered early in the Plan period. However, on balance, the development of this site for new housing does not outweigh the potential harm to the setting of the Protected Landscape and nearby heritage assets. There are also outstanding concerns with regards to achieving safe access. Therefore, the site is not considered suitable for further testing.</p>	Not suitable for further testing.

Sites for Further In-Combination Testing

ID	Site	Yield	Justification	Conclusion
802	Foxhole Farm Buildings, Foxhole Lane, Bolney	20	<p>The site is partly within the boundary of the proposed District Plan allocation DPA14: Land at Foxhole Farm which has extant planning permission for 200 dwellings, countryside open space and community building (DM/25/1129). The site includes a number of trees, agricultural buildings and the property of Foxhole Farm. The site sits in an elevated position. The site may be subject to sensitive views from nearby heritage assets, including the Bolney (South) Conservation Area and Grade I and II listed buildings to the southeast.</p> <p>The site currently has existing access from Foxhole Lane to the west. This is a narrow rural road which may require improvements to provide safe access for the development.</p> <p>The seeks to provide 20 homes. A site of this scale has the potential to deliver homes early in the Plan period. It is considered that the site is suitable for further testing.</p>	Suitable for further testing.
1191	Land north of Foxhole Farm buildings	13	<p>The site is within the boundary of the proposed District Plan allocation DPA14: Land at Foxhole Farm but outside the redline boundary of the permitted planning application for 200 dwellings, countryside open space and community building (DM/25/1129). The site has a number of trees and agricultural buildings. Information submitted indicates that access will be gained from Foxhole Lane to the west. This is a narrow rural road which may require improvements to provide safe access.</p>	Suitable for further testing.

			The seeks to provide 13 homes. A site of this scale has the potential to deliver homes early in the Plan period. It is considered that the site is suitable for further testing.	
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Brook Street

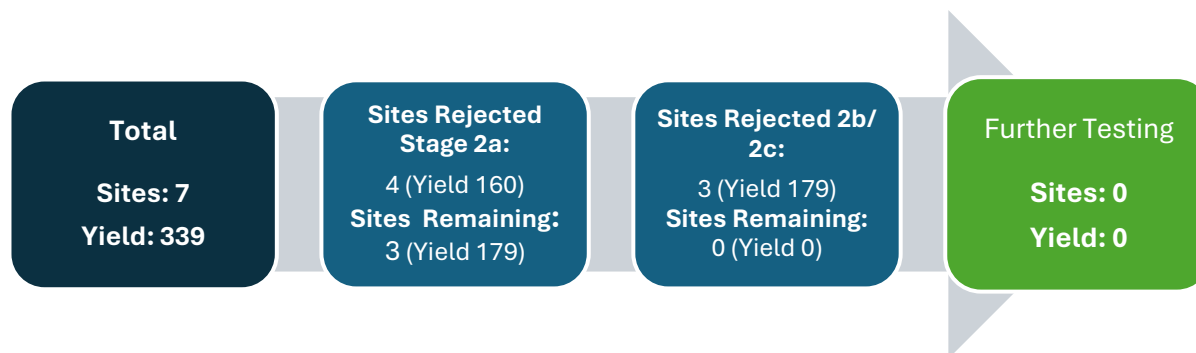


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Brook Street

- Sites for In-Combination Testing
 - Additional Sites
 - Rejected
- District Plan - Housing Allocations
- Built Up Area Boundary
- High Weald National Landscape (AONB)





Brook Street is located in the central part of the district and immediately north of Cuckfield. Brook Street is a Category 5 settlement (hamlet) characterised as having very limited or no services. Brook Street is wholly within the High Weald National Landscape and does not have a defined built-up area boundary.

Sites Rejected at Stage 2a

ID	Site	Yield	Justification	Conclusion
1074	Land to north of Lower Yard Sparks Lane/ Brook Street Cuckfield	40	The site is disconnected from the defined built-up area and settlement boundary of Cuckfield to the south. In addition, there is no footpath along this section of Brook Street to be able to safely access Cuckfield from the site.	Not suitable for further consideration.
1079	Land north of Diamond Cottages, Brook Street	14	The site is disconnected from the defined built-up area and settlement boundary of Cuckfield to the south. In addition, there is no footpath along this section of Brook Street to be able to safely access Cuckfield from the site.	Not suitable for further consideration.
1080	Land south of Tanyards Cottage Brook Street	94	The site is disconnected from the defined built-up area and settlement boundary of Cuckfield to the south. In addition, there is no footpath along this section of Brook Street to be able to safely access Cuckfield from the site.	Not suitable for further consideration.

1082	Land north and south of Strood Cottages, Brook Street	12	The site is disconnected from the defined built-up area and settlement boundary of Cuckfield to the south. In addition, there is no footpath along this section of Brook Street to be able to safely access Cuckfield from the site.	Not suitable for further consideration.
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Sites Rejected at Stage 2b or 2c

ID	Site	Yield	Justification	Conclusion
772	Land north of St Margarets, Brook Street, Cuckfield	9	<p>The site was considered beyond Stage 2a given its closer proximity to the defined built-up area and settlement boundary of Cuckfield to the south. However, upon further assessment, it was concluded that the site remains poorly located in relation to key services and facilities, with distances considered excessive to support sustainable development. The site also lies within the High Weald National Landscape where development would have a detrimental impact. Furthermore, concerns remain regarding the availability of the site, as no additional evidence has been submitted to demonstrate that it is deliverable within the Plan period.</p> <p>Whilst the site seeks to provide 9 new homes, it is not of a scale that will deliver on site infrastructure and will not be in a location that would support sustainable development. On balance, it is considered that development of the site would not outweigh the harm caused to the National Landscape. Therefore, the site is not considered suitable for further testing.</p>	Not suitable for further testing.
805	Land adjacent to Meadow Woods, Brook Street, Cuckfield	20	The site was considered beyond Stage 2a given its closer proximity to the defined built-up area and settlement boundary of Cuckfield to the south. However, upon further	Not suitable for further testing.

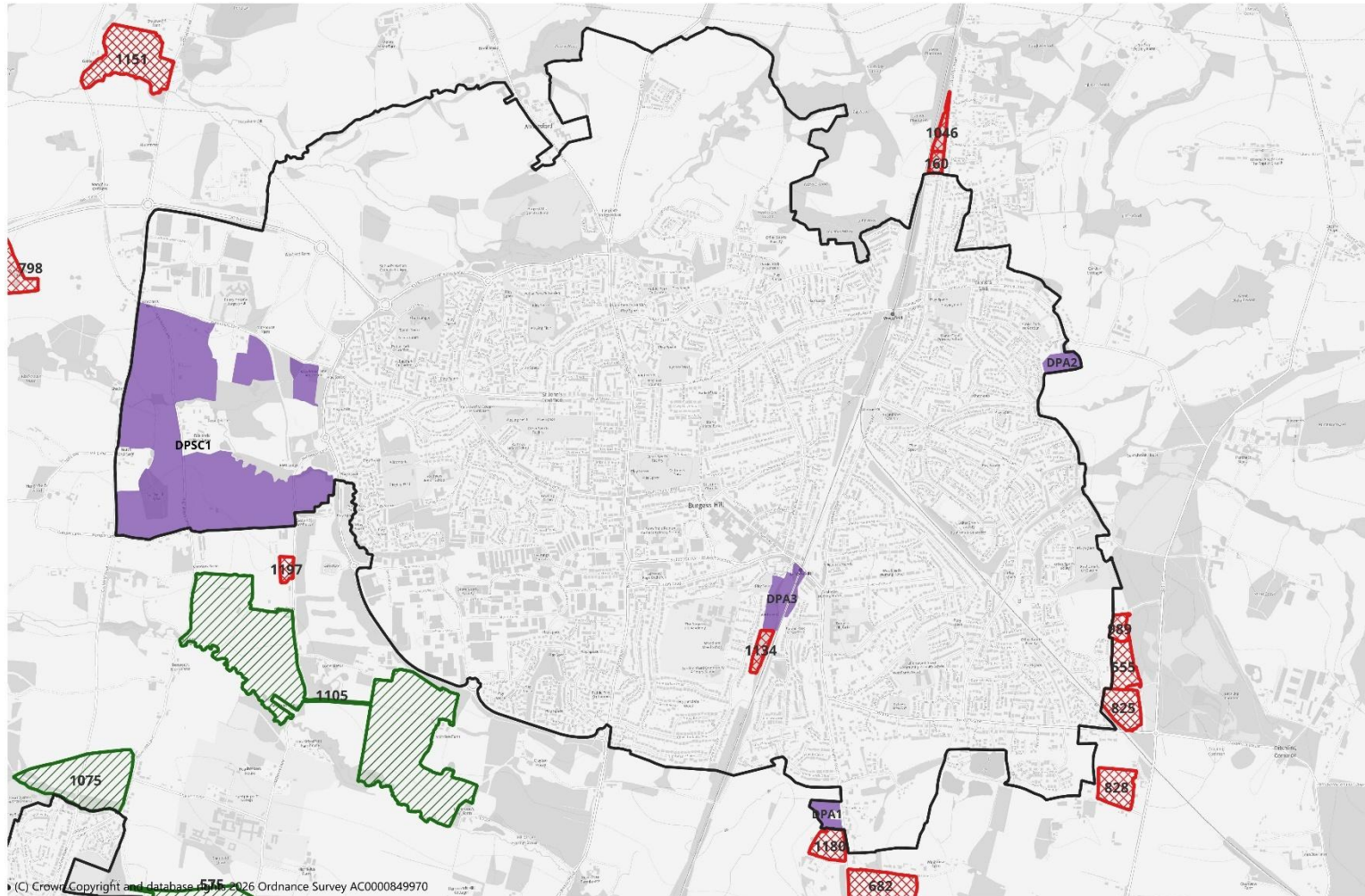
			<p>assessment, it was concluded that the site remains poorly located in relation to key services and facilities, with distances considered excessive to support sustainable development. The site also lies within the High Weald National Landscape where development would have a detrimental impact. Furthermore, development at this site would be considered backland development and not consistent with the existing settlement pattern of Brook Street.</p> <p>Whilst the site seeks to provide 20 new homes, it is not of a scale that will deliver on site infrastructure and will not be in a location that would support sustainable development. On balance, it is considered that development of the site would not outweigh the harm caused to the National Landscape. Therefore, the site is not considered suitable for further testing.</p>	
903	Land at Meadow Wood and Ashbourne Brook Street, Cuckfield	150	<p>The site was considered beyond Stage 2a given its closer proximity to the defined built-up area and settlement boundary of Cuckfield to the south. However, upon further assessment, it was concluded that the site remains poorly located in relation to key services and facilities, with distances considered excessive to support sustainable development. The site also lies within the High Weald National Landscape where development would have a detrimental impact. Furthermore, development at this site would be considered backland development and not consistent with the existing settlement pattern of Brook Street.</p> <p>Whilst the site seeks to provide 150 new homes, it is not of a scale that will deliver on site infrastructure and will not be in a location that would support sustainable development. On</p>	Not suitable for further testing.

			balance, it is considered that development of the site would not outweigh the harm caused to the National Landscape. Therefore, the site is not considered suitable for further testing.	
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Sites for Further In-Combination Testing

ID	Site	Yield	Justification	Conclusion
	No sites.			

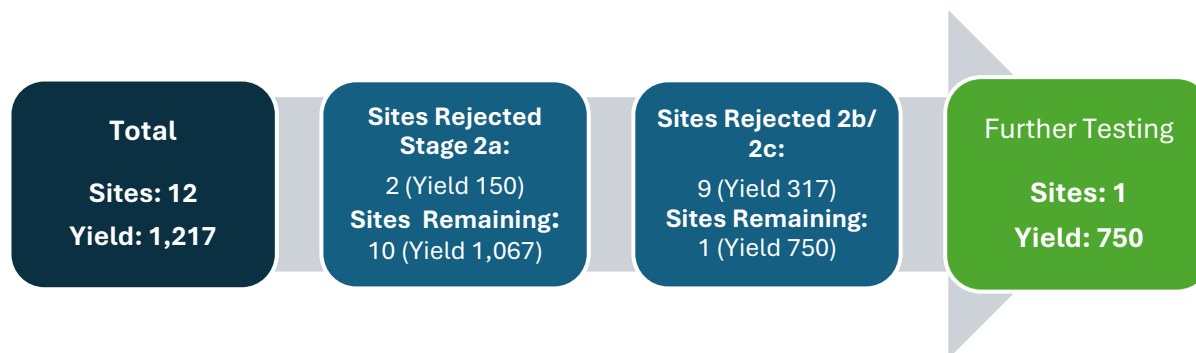
Burgess Hill



Burgess Hill

- Sites for In-Combination Testing
 - Additional Sites
 - Rejected
- District Plan - Housing Allocations
 - DPAS
 - Built Up Area Boundary
 - High Weald National Landscape (AONB)





Burgess Hill is in the southern part of the district. Burgess Hill is a Category 1 settlement (town) with a comprehensive range of employment, retail, health, education, leisure services and facilities. It also benefits from good public transport provision and acts as a main service centre for the smaller settlements. Facilities in Burgess Hill include two train stations (Burgess Hill and Wivelsfield), primary schools, secondary schools, colleges, a leisure centre, a town centre with a range of shops, pubs and restaurants, employment areas, recreation grounds, play area, cinema, churches and health facilities. There are a number of proposed District Plan site allocations in Burgess Hill – DPSC1: Land to the west of Burgess Hill and north of Hurstpierpoint for 1,350 dwellings, DPA1: Batchelors Farm, Keymer Road, Burgess Hill for 33 dwellings, DPA2: Land south of Apple Tree Close, Janes Lane, Burgess Hill for 25 dwellings and DPA3: Burgess Hill Station for 300+ dwellings.

Sites Rejected at Stage 2a

ID	Site	Yield	Justification	Conclusion
1034	Land to East Service Station A2300 Pookbourne Lane, Twineham	100	This site is disconnected from the defined built-up area and settlement boundary of Burgess Hill which is approximately 2km to the east of the site. The site is not in a sustainable location.	Not suitable for further consideration.

1151	Land west of Streams Farm, Cuckfield Road	50	This site is disconnected from the defined built-up area and settlement boundary of Burgess Hill which is approximately 1km to the south of the site. Cuckfield Road is a rural road and there is no footpath along Cuckfield Road to be able to safely access Burgess Hill from the site. The site is not in a sustainable location.	Not suitable for further consideration.
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Sites Rejected at Stage 2b or 2c

ID	Site	Yield	Justification	Conclusion
1197	Land at 2 Kent's Farm Cottages, Malthouse Lane	20	<p>This site is disconnected from the defined built-up area and settlement boundary of Burgess Hill. Access to this site would be from Malthouse Lane. The eastern boundary of the site fronting Malthouse Lane is heavily treed.</p> <p>Whilst this site seeks to provide 20 dwellings, it is not of a scale that would provide any onsite infrastructure. On balance, due to the lack of connectivity between the site and the built-up area, the site is considered unsustainable and therefore not suitable for further testing.</p>	Not suitable for further testing.
160	Land at Eldridge Caravan Park (South) Valebridge Road, Burgess Hill (c3 use)	9	The southern boundary of this site is adjacent to the defined built-up area and settlement boundary of Burgess Hill and therefore could represent a sustainable extension to Burgess Hill. The site has full tree coverage and is subject to a Tree Preservation Order (area), however and it is therefore considered that the benefits of the proposed amount of	Not suitable for further testing.

			development for this site would not outweigh the loss of protected trees.	
555	Pollards Farm, Ditchling Common, Burgess Hill	12	<p>The western boundary of this site is adjacent to the defined built-up area and settlement boundary of Burgess Hill and therefore could represent a sustainable extension to Burgess Hill, however the distance from the site to Burgess Hill town centre is approximately 2km. In addition, the sites eastern boundary is adjacent to a SSSI and any development here would have an urbanising impact on this protected habitat.</p> <p>Whilst the site seeks to deliver up to 12 new homes, it is not of a scale that will deliver on site infrastructure. On balance, it is considered that development of the site would not outweigh the urbanising impact caused to the SSSI. Therefore, the site is not considered suitable for further testing.</p>	Not suitable for further testing.
825	Land at Paygate Cottage, Folders Lane, Burgess Hill	80	<p>Part of the western boundary of this site is adjacent to the defined built-up area and settlement boundary of Burgess Hill and therefore could represent a sustainable extension to Burgess Hill, however the distance from the site to Burgess Hill town centre is approximately 2km. In addition, the sites eastern boundary is in close proximity to a SSSI and any development here would have an urbanising impact on this protected habitat. The site is also adjacent to a listed building in the northeast part of the site.</p> <p>Whilst the site seeks to deliver 80 new homes, it is not of a scale that will deliver on site infrastructure. On balance, it is considered that development of the site</p>	Not suitable for further testing.

			would not outweigh the urbanising impact caused to the SSSI. Therefore, the site is not considered suitable for further testing.	
828	Land East of Fragbarrow House, Common Lane, Ditchling	80	<p>This site is disconnected from the defined built-up area and defined settlement boundary of Burgess Hill. The distance from the site to Burgess Hill town centre is approximately 2km. There is a listed building to the east of the site in Lewes District.</p> <p>Whilst the site seeks to provide 80 new homes, there has been very little information submitted as to how this site could come forward and due to the distance from Burgess Hill town centre and the lack of connectivity between the site and the built-up area, the site is considered unsustainable and therefore not suitable for further testing.</p>	Not suitable for further testing.
989	Trendlewood Ditchling Road Burgess Hill	9	<p>The western boundary of this site is adjacent to the defined built-up area and settlement boundary of Burgess Hill and therefore could represent a sustainable extension to Burgess Hill, however the distance from the site to Burgess Hill town centre is approximately 2km. In addition, the majority of the sites eastern boundary is adjacent to a SSSI and any development here would have an urbanising impact on this protected landscape.</p> <p>Whilst the site seeks to deliver 9 new homes, it is not of a scale that will deliver on site infrastructure. On balance, it is considered that development of the site would not outweigh the urbanising impact caused to the SSSI. Therefore, the site is not considered suitable for further testing.</p>	Not suitable for further testing.

1046	Land north of Eldridge Caravan Park (North), Burgess Hill (c3 use)	9	The site is disconnected from the defined built-up area and settlement boundary of Burgess Hill. The site has full tree coverage, and the site is subject to a Tree Preservation Order (area), and it is therefore not considered that the benefits of the proposed amount of development for this site outweigh the loss of protected trees.	Not suitable for further testing.
1134	Land rear of 45-85 Chanctonbury Road	58	<p>This site is within the defined built-up area and settlement boundary of Burgess Hill. The site is adjacent to the railway line to the east and backs onto to the residential properties of Chanctonbury Road to the west. There are allotments to the north of the site.</p> <p>The majority of the site is Ancient Woodland and the rest of the site also has tree coverage. Due to the Ancient Woodland and tree coverage, it is not considered that the benefits of the proposed amount of development for this site outweigh the loss of protected trees.</p>	Not suitable for further testing.
1180	Land north of Weald House	40	<p>The northern boundary of this site is adjacent to the defined built-up area and settlement boundary of Burgess Hill. This site is also located to the south of proposed allocation DPA1 Batchelors Farm, Keymer Road, Burgess Hill for 33 dwellings (the planning application for which has recently been approved - DM/25/2634).</p> <p>The eastern boundary of this site is heavily treed along Keymer Road. Burgess Hill water tower lies to the west of the site. There is a public right of way along the</p>	Not suitable for further testing.

			<p>southern boundary. The information submitted shows how the site could be accessed from Keymer Road.</p> <p>The site is located between Burgess Hill and Hassocks and could therefore present coalescence issues. In addition, the site is located to the north of the Stonepound Crossroads in Hassocks which is a known local issue and the existing transport evidence flags this junction as a severe impact. No information has been submitted to show the impact of the proposed development on the junction.</p> <p>Whilst the site seeks to provide 40 dwellings, considering the potential coalescence issues and the potential impact on the Stonepound Crossroads, it is considered on balance that this site is not suitable for further testing.</p>	
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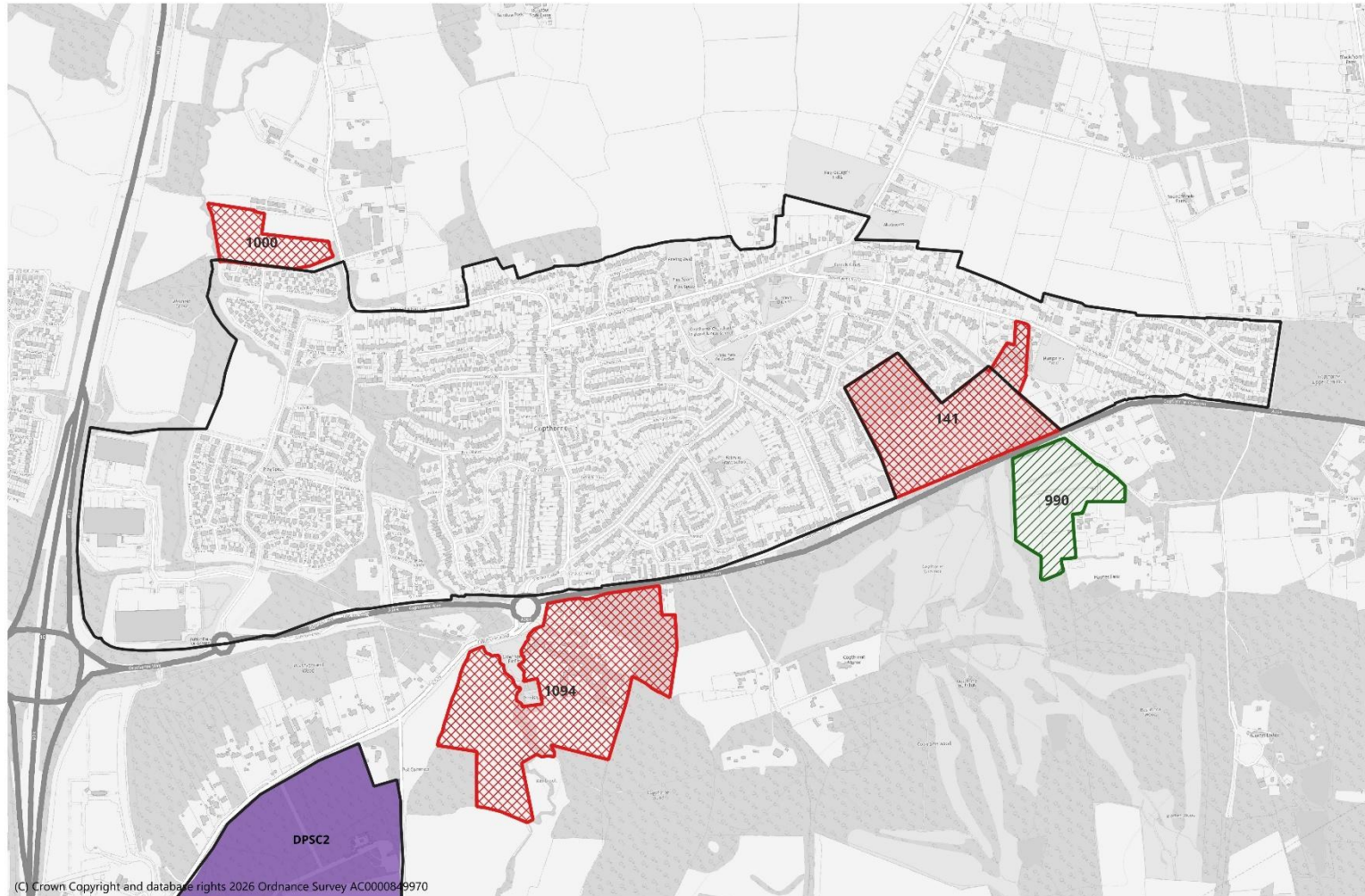
Sites for Further In-Combination Testing

ID	Site	Yield	Justification	Conclusion
1105	Land east and west of Malthouse Lane	750	This site is located to the southwest of Burgess Hill, just south of the proposed sustainable community DPSC1 Land west of Burgess Hill. This site is formed of two separate parcels connected by private drive which runs between Malthouse Lane in the west and Scotches Farm and Maltings Farm in the east. Neither of the parcels are adjacent to the defined built-up area and settlement of Burgess Hill, however the eastern parcel is only separated from the defined built-up area by Jane Murray Way and part	Suitable for further testing.

			<p>of the Burgess Hill Green Circle Route. Both parcels of the site are both relatively unconstrained.</p> <p>The eastern parcel extends from Hammonds Mill Farm in the south, to The Maltings in the north and to Scotches Farm in the east.</p> <p>The western parcel sits to the west of Malthouse Lane (which forms the eastern boundary until Kents Farm House) and extends from just south of Oak Farmhouse in the south, to just north of Danworth Brook Farm in the west and to Carmans Farm in the north.</p> <p>The information submitted sets out that the site could deliver in excess of 750 homes and presents different options as to how this could be achieved. It also sets out that the associated onsite infrastructure and community uses would include mobility hubs, a mixed-use local centre, play areas / recreation areas and active travel improvements linking the site with DPSC1 and Burgess Hill. It also sets out how the site could work in conjunction with DPSC1 with regards to education uses.</p> <p>Although the majority of this site is not adjacent to the built-up area of Burgess Hill, it seeks to provide a large number of homes with associated infrastructure and community uses and connections to DPSC1 and Burgess Hill, as set out above, which would benefit the existing residents of this area and also any future residents of the site.</p> <p>Due to the scale of the site, it is considered that this site could be considered as part of a broad location, in</p>	
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			conjunction with DPSC1 Land to the west of Burgess Hill, and is therefore should be subject to further testing.	
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Copthorne

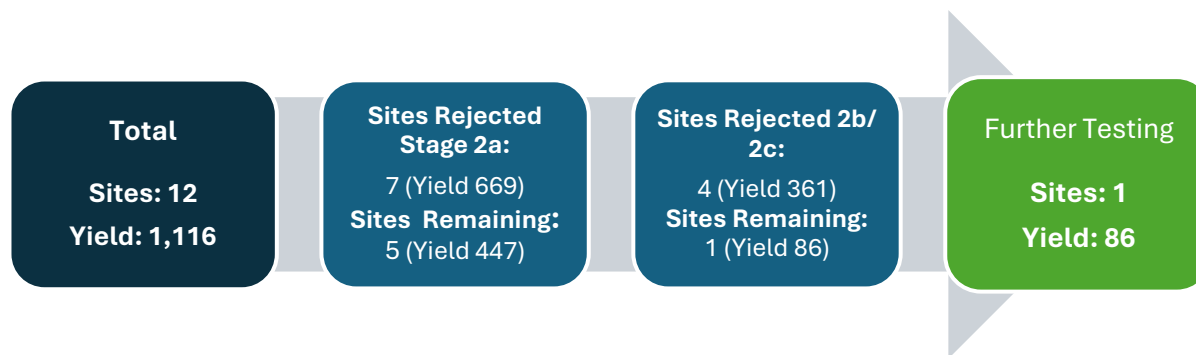


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Copthorne

- Sites for In-Combination Testing
 - Additional Sites
 - Rejected
- District Plan - Housing Allocations
- Built Up Area Boundary
- High Weald National Landscape (AONB)





Copthorne is located in the west of the district, to the east of Crawley. Copthorne is a Category 2 settlement (larger village) acting as a local service centre providing key services in the rural area of Mid Sussex and the wider hinterland and benefit from a good range of services and facilities, including employment opportunities and access to public transport. Facilities in Copthorne include a primary school, junior school, GP surgery, convenience stores, churches, recreation grounds and play areas. There is one proposed site allocation in Copthorne – DPSC2: Land at Crabbet Park for a sustainable community of 2,000 dwellings and provision of on-site infrastructure.

Sites Rejected at Stage 2a

ID	Site	Yield	Justification	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 of Copthorne to the west.	Not suitable for further consideration.
276	Barns Court and Firs Farm, Turners Hill Road, Copthorne	167	The site is disconnected from the defined built-up area and settlement boundary of Copthorne to the west.	Not suitable for further consideration.

811	Worth Lodge Farm, Turners Hill Road, Turners Hill	27	The site is disconnected from the defined built-up areas and settlement boundaries of Copthorne to the north and Crawley Down and Turners Hill to the east	Not suitable for further consideration.
898	Land north of Beauport House, Copthorne Common Road, Copthorne	27	The site is disconnected from the defined built-up area and settlement boundary of Copthorne to the west.	Not suitable for further consideration.
995	Firs Farm Copthorne Common Road Copthorne	17	The site is disconnected from the defined built-up area and settlement boundary of Copthorne to the west.	Not suitable for further consideration.
1059	Woodpeckers, Snowhill, Copthorne	329	The site is disconnected from the defined built-up area and settlement boundary of Copthorne to the west.	Not suitable for further consideration.
1153	Land at Firs Farm, Copthorne Common	42	The site is disconnected from the defined built-up area and settlement boundary of Copthorne to the west.	Not suitable for further consideration.

Sites Rejected at Stage 2b or 2c

ID	Site	Yield	Justification	Conclusion
141	Copthorne Golf Club, Copthorne Common Road, Copthorne	150	The site is well located to the existing southern extent of Copthorne and could represent a sustainable extension to the village. Copthorne is also located close to Crawley and therefore this site could assist in meeting their unmet housing needs. The site, however, falls entirely within a Local Wildlife Site designation and also has a large coverage of trees, some of which are protected. The site promoter has since provided further information that states the site could potentially provide on-site public open space, landscaping, attenuation, contribute to Biodiversity Net Gain and provide active travel routes connecting to the existing settlement of Copthorne.	Not suitable for further testing.

			In summary, the site seeks to provide 150 homes, which due to the sites location near to Crawley could assist in meeting unmet need in Crawley, and makes some provision for community facilities. However, due to the harm that this level of major development would have on the Local Wildlife Site the benefits of development in this location do not outweigh the harm that would arise.	
1000	Additional (residential) land to the north of land A264 Copthorne	25	The site is well located to the existing northern extent of Copthorne and could represent a sustainable extension to the village. Copthorne is also located close to Crawley and therefore this site could assist in meeting their unmet housing needs. However, the site forms part of a planning application granted consent for 500 homes and associated infrastructure (DM/21/1969). The planning permission allocates this site for a community park with a NEAP and open space. Therefore, the site is not considered suitable for further testing.	Not suitable for further testing.
1094	Land at Copthorne Hotel, Copthorne	170	The site is well located to the existing southern extent of Copthorne and could represent a sustainable extension to the village. Whilst the site seeks to provide 170 homes, which due to the sites location near to Crawley, could assist in meeting unmet need in Crawley, the development of this site would result in the loss of a hotel. The Submitted District Plan seeks to retain tourism accommodation (Policy DPE9) unless demonstrated that there is no realistic prospect of the continued use of the existing provision. Demand for hotels in the vicinity of Gatwick is also anticipated to increase with the Northern Runway Project being granted consent. Therefore, the site is not considered suitable for further testing.	Not suitable for further testing.

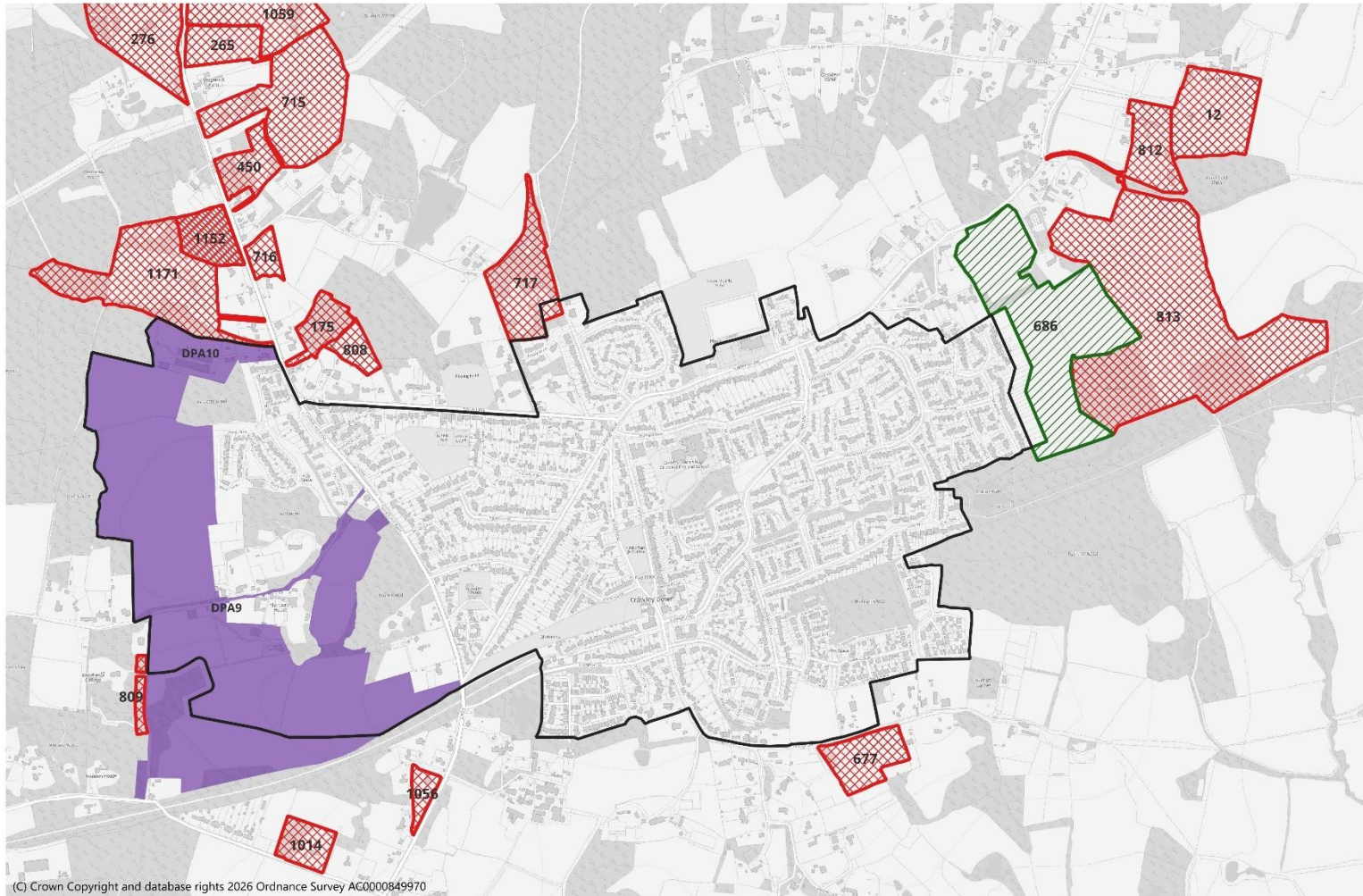
1184	Land west of Lake House, Copthorne	16	<p>The site is disconnected from the defined built-up area and settlement boundary of Copthorne to the north. However, the site is adjacent to the boundary of the proposed allocation of DPSC2: Land at Crabbet Park and as such, been considered beyond Stage 2a.</p> <p>Whilst the site is adjacent to the proposed allocation of DPSC2, it has not been planned for as part of the development proposals and included within the draft vision and masterplan for the sustainable community. The site therefore will continue to be looked at in isolation to DPSC2 where it remains disconnected from the existing settlement of Copthorne. In this regard, the site is not considered suitable for further testing.</p>	Not suitable for further testing.
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Sites for Further In-Combination Testing

ID	Site	Yield	Justification	Conclusion
990	Courthouse Farm Copthorne Common Road Copthorne	86	The site lies beyond the settlement pattern of Copthorne, breaching the A264 which forms the southern extent of the village. However, the site is within proximity to the existing southern extent of Copthorne and could represent a sustainable extension to the village. Copthorne is also located close to Crawley and therefore this site could assist in meeting their unmet housing needs. The site also lies immediately adjacent to a Local Wildlife Site which borders the north, west and southern boundary. It would need to be demonstrated that there would be no harm caused to these sites.	Suitable for further testing.

			There are currently two live planning applications that have been submitted for this site proposing either a residential or care home scheme. On balance, it is considered that this site should be subject to further testing.	
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Crawley Down

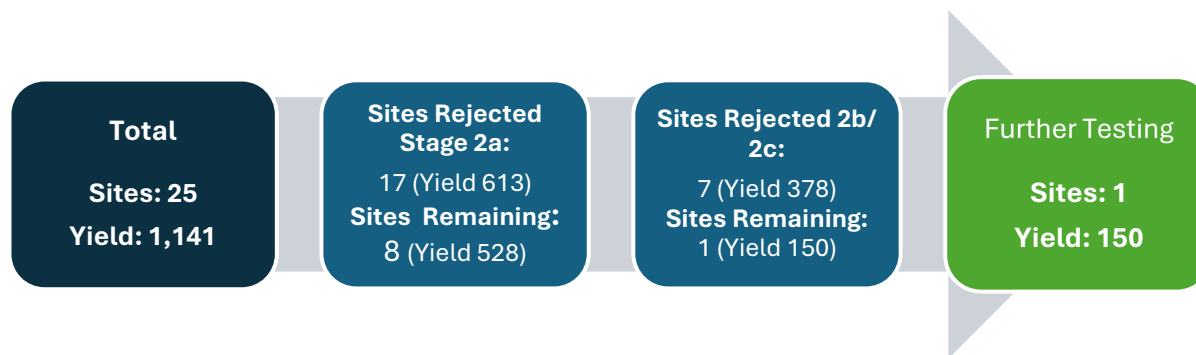


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Crawley Down

- Sites for In-Combination Testing
- Additional Sites
- Rejected
- District Plan - Housing Allocations
- Built Up Area Boundary
- High Weald National Landscape (AONB)





Crawley Down is located in the north of the district, west of East Grinstead. Crawley Down is a Category 2 settlement (larger village) acting as a local service centre providing key services in the rural area of Mid Sussex and the wider hinterland and benefit from a good range of services and facilities, including employment opportunities and access to public transport. Facilities in Crawley Down include a primary school, convenience store, GP surgery, churches, recreation grounds and play areas. There are two proposed site allocations in Crawley Down – DPA9: Land to the west of Turners Hill Road for 350 dwellings and DPA10: Hurst Farm, Turners Hill Road for 37 dwellings.

Sites Rejected at Stage 2a

ID	Site	Yield	Justification	Conclusion
212	Land south of Snow Hill Road, Crawley Down	12	The site is disconnected from the defined built-up area and settlement boundary of Crawley Down to the south.	Not suitable for further consideration.
265	Land north of Shepherds Farm, Turners Hill Road, Crawley Down	35	The site is disconnected from the defined built-up area and settlement boundary of Crawley Down to the south.	Not suitable for further consideration.
450	County Tree Surgeons, Turners Hill Road, Crawley Down	39	The site is disconnected from the defined built-up area and settlement boundary of Crawley Down to the south.	Not suitable for further consideration.

540	Land north of Gibbshaven Farm, Furnace Farm Road, Felbridge	30	The site is disconnected from the defined built-up area and settlement boundary of East Grinstead to the east and Crawley Down to the south.	Not suitable for further consideration.
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 of East Grinstead to the east and Crawley Down to the south.	Not suitable for further consideration.
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 of Crawley Down to the south.	Not suitable for further consideration.
683	Land between Jasmine Cottage and the Copse, Furnace Farm Road, Furnace Wood	10	The site is disconnected from the defined built-up area and settlement boundary of East Grinstead to the east and Crawley Down to the south.	Not suitable for further consideration.
714	Land at Rock Cottage, Snow Hill, Crawley Down	12	The site is disconnected from the defined built-up area and settlement boundary of Crawley Down to the south.	Not suitable for further consideration.
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 of Crawley Down to the south.	Not suitable for further consideration.
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 of Crawley Down to the south.	Not suitable for further consideration.
810	Woodpeckers (northern parcel), Snow Hill, Crawley Down	60	The site is disconnected from the defined built-up area and settlement boundary of Crawley Down to the south.	Not suitable for further consideration.
812	Land at Oakfields Farm, Hophurst Lane, Crawley Down	10	The site is disconnected from the defined built-up area and settlement boundary of East Grinstead to the east and Crawley Down to the west.	Not suitable for further consideration.
1014	White Court Wallage Lane Crawley Down	15	The site is disconnected from the defined built-up area and settlement boundary of Crawley Down to the north.	Not suitable for further consideration.
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 of Crawley Down to the south.	Not suitable for further consideration.

1055	Land to the south and east of Land End, Chapel Lane, Crawley Down	34	The site is disconnected from the defined built-up area and settlement boundary of Crawley Down to the south.	Not suitable for further consideration.
1056	The Platt, Turners Hill Road, Crawley Down	9	The site is disconnected from the defined built-up area and settlement boundary of Crawley Down to the north.	Not suitable for further consideration.
1152	Land north of Chart Cottage, Turners Hill Road	43	The site is disconnected from the defined built-up area and settlement boundary of Crawley Down to the south.	Not suitable for further consideration.

Sites Rejected at Stage 2b or 2c

ID	Site	Yield	Justification	Conclusion
175	Crawley Down Nurseries, Turners Hill Road, Crawley Down	5	<p>The site is within proximity and well located to the existing northern extent of Crawley Down and could represent a sustainable extension to the village. The site is significantly covered by trees and upon further assessment, it is concluded that development at this site would be considered backland development and not consistent with the existing settlement pattern of Crawley Down.</p> <p>Whilst the site seeks to provide 5 new homes, it is not of a scale that will deliver on site infrastructure and would not outweigh the harm caused to the significant loss of trees. Therefore, the site is not considered suitable for further testing.</p>	Not suitable for further testing.
677	Land south of Burleigh Lane, Crawley Down	8	The site is within proximity and well located to the existing southern extent of Crawley Down and could represent a sustainable extension to the village. The site has a pending outline application (DM/25/3191) proposing the erection of up to 8 self-build/custom build dwellings which would not	Not suitable for further testing.

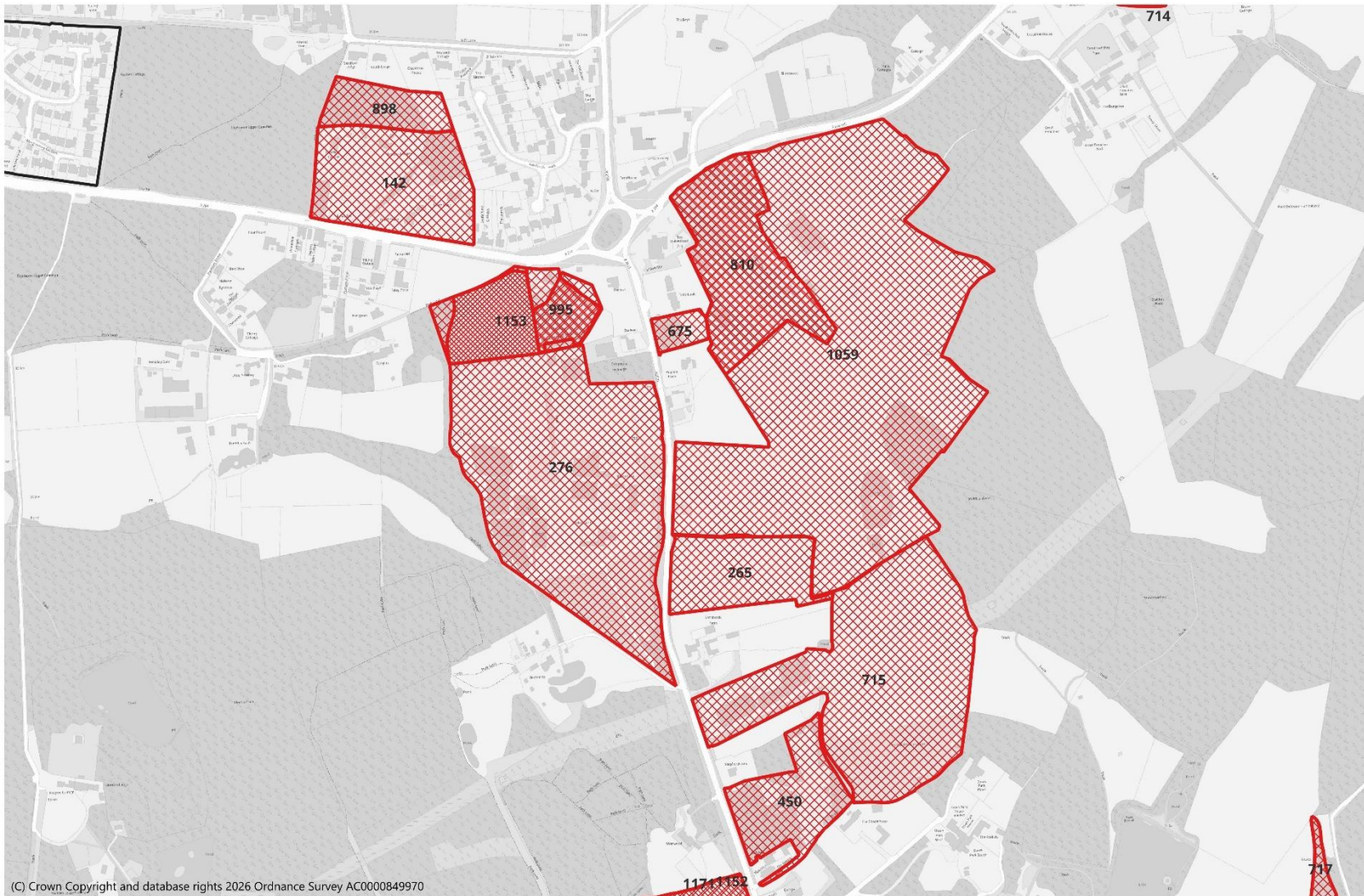
			<p>seek to deliver on-site infrastructure. Access to the site is also constrained as Burleigh Lane is only a single track and unsuitable for large number of vehicle movements. Therefore, the site is not considered for further testing.</p>	
717	Land at Redcourt Barn, Cuttinglye Lane, Crawley Down	30	<p>The site is well located to the existing northern extent of Crawley Down and could represent a sustainable extension to the village. The site is almost entirely wooded, including being within an area of ancient woodland or within the 20m buffer of ancient woodland. Development of this site would result in a significant loss of trees. In addition, this pocket of woodland provides a natural barrier to expansion of the settlement of Crawley Down to the north.</p> <p>Whilst the site seeks to provide 30 new homes, it is not of a scale that will deliver on site infrastructure. On balance, it is considered that development of the site would not outweigh the harm caused to the significant loss of trees and impact on the designated ancient woodland. Therefore, the site is not considered suitable for further testing.</p>	Not suitable for further testing.
808	Land north of Heatherwood West, Sandy Lane, Crawley Down	10	<p>The site is well located to the existing northern extent of Crawley Down and could represent a sustainable extension to the village. Development at this site would be considered backland development and not consistent with the existing settlement pattern of Crawley Down. Further, whilst access can be achieved to the site, the approach would require further improvements to facilitate an appropriate access for the proposed yield.</p> <p>Whilst the site seeks to provide 10 new homes, it is not of a scale that will deliver on site infrastructure and would be considered backland development that is not consistent with the existing settlement pattern of Crawley Down.</p>	Not suitable for further testing.

			Therefore, the site is not considered suitable for further testing.	
809	Land at the Orchards, Wallage Lane, Rowfant	5	The site was considered beyond Stage 2a given it is adjacent to proposed allocation DPA9: Land to west of Turners Hill Road, Crawley Down. Given that outline planning permission already exists for DPA9 (DM/25/0014 and DM/25/0016) without inclusion of this site, it is not considered suitable for further testing on its own merit as remains disconnected to the existing village of Crawley Down.	Not suitable for further testing.
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 of Crawley Down to the west. The site was considered in combination with site 686 however, availability concerns are raised with this site to consider for further consideration.	Not suitable for further testing.
1171	Land at Pescotts, Turners Hill Road	120	<p>The site is located close to the existing northern extent of Crawley Down and could represent an extension to the village. However, it would extend development in a liner form away from the village centre, with parts of the site being some distance (mid-point of site approximately 1.2km) from village services, including local shops and primary school. The site is adjacent to proposed allocation DPA9: Land to west of Turners Hill Road, Crawley Down where outline planning permission already exists (DM/25/0014 and DM/25/0016). There is potential for access to be via the proposed allocation of DPA9 however, this is likely to be along the southern boundary of the site which is heavily treed.</p> <p>On balance, whilst the site seeks to provide 120 new homes, it is not of a scale that will deliver on site infrastructure and the site is poorly located to village facilities. Whilst access can be achieved to the site, the</p>	Not suitable for further testing.

			approach would require further improvements to facilitate an appropriate access for the proposed yield and may result in the significant loss of trees. Therefore, the site is not considered suitable for further testing.	
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Sites for Further In-Combination Testing

ID	Site	Yield	Justification	Conclusion
686	Land to the rear of The Martins (south of Hophurst Lane), Crawley Down	150	The site is well located to the existing eastern extent of Crawley Down and could represent a sustainable extension to the village. The site is at some distance (mid-point of site approximately 0.8km) from services and facilities within the centre of Crawley Down however, recent evidence submitted from the site promoter suggests that options are available to deliver active travel links to the south/west of the site to provide direct links into Crawley Down village centre. On balance, it is considered that this site should be subject to further testing.	Suitable for further testing.



Snow Hill

Sites for In-Combination Testing
 [Green cross-hatch] Additional Sites
 [Red cross-hatch] Rejected

[Purple shaded area] District Plan - Housing Allocations
 [Black outline] Built Up Area Boundary
 [Green outline] High Weald National Landscape (AONB)

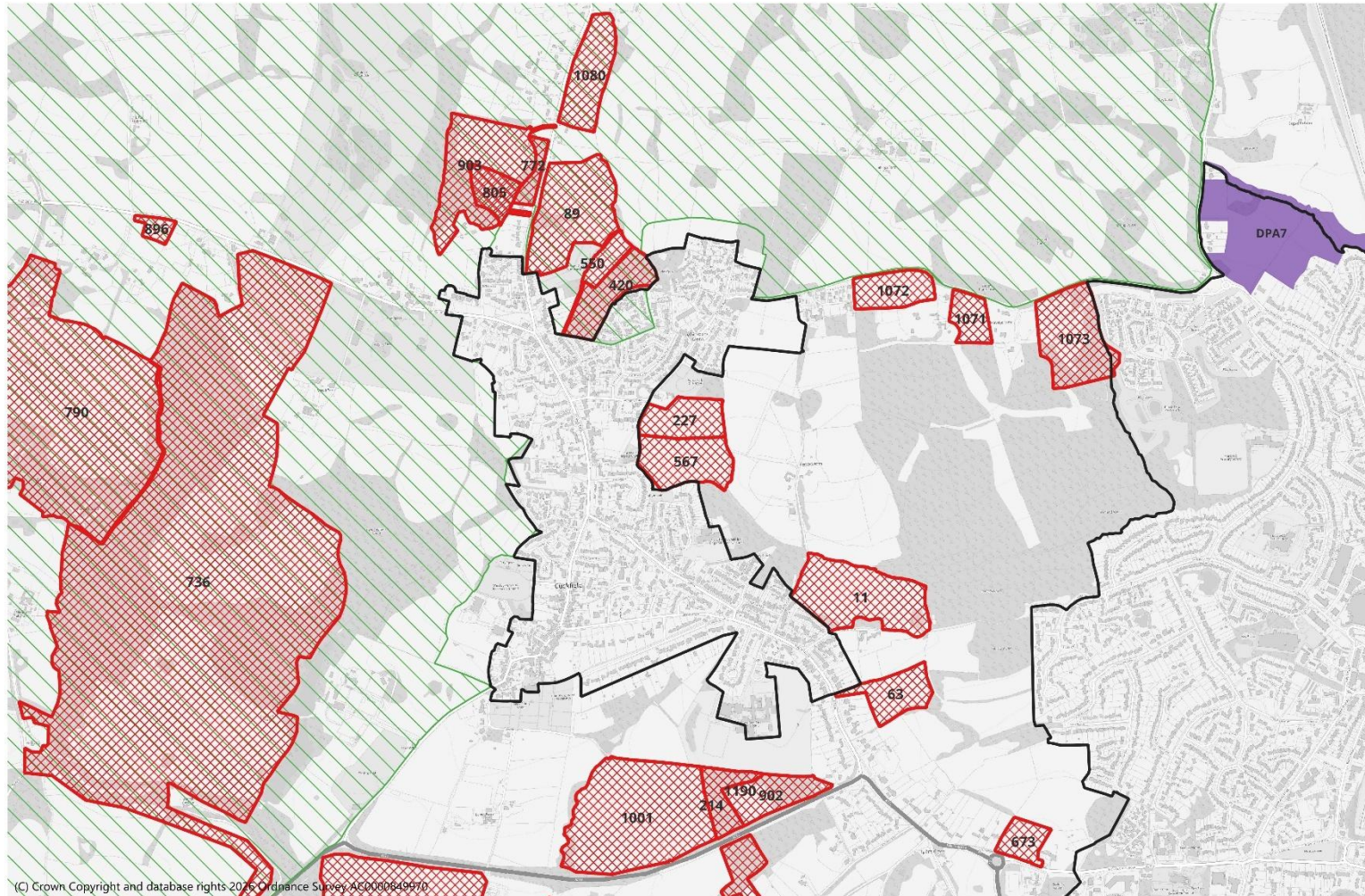


Sites for In-Combination Assessment

ID	Site	Yield	Justification	Conclusion
265, 450, 675, 715, 716, 810, 1152	“Snow Hill” Cluster of sites around the Dukes Head, A264, Turners Hill Road Junction and Turners Hill Road south towards Crawley Down village	323	<p>There are a cluster of sites around the Dukes Head, A264, Turners Hill Road Junction and Turners Hill Road south towards Crawley Down village which has been considered individually as set out above. Whilst these sites have not been submitted as a comprehensive proposal the Council has undertaken an assessment to ensure it has explored all potential options.</p> <p>The size of the individual land parcels along with the liner nature of the collection of site mean that it would be difficult to deliver a ‘hub’ to the development that could provide a focus for the development. The main roads that separate the various land parcels also act as a barrier to a comprehensive development, making attractive walking and cycling routes linking the sites would be challenging to achieve.</p> <p>On balance, this option is unlikely to deliver sustainable development and therefore has not considered suitable for further testing.</p>	Not suitable for further testing.
686 and 813	Land to the rear of The Martins (south of Hophurst Lane) and Land to south of Oakfields Farm buildings, Hophurst Lane, Crawley Down	350	<p>There are two sites that lie to the east of the built-up area boundary of Crawley Down which has been considered individually as set out above. Whilst these sites have not been submitted as a comprehensive proposal the Council has undertaken an assessment to ensure it has explored all potential options.</p> <p>Whilst site 686 could be considered as a natural extension to the built-up area and settlement boundary of Crawley Down to the east, there remained availability concerns with</p>	Not suitable for further testing.

			<p>site 813 to consider further as a comprehensive development of the two sites.</p> <p>On balance, this option is unlikely to deliver sustainable development and therefore has not considered suitable for further testing.</p>	
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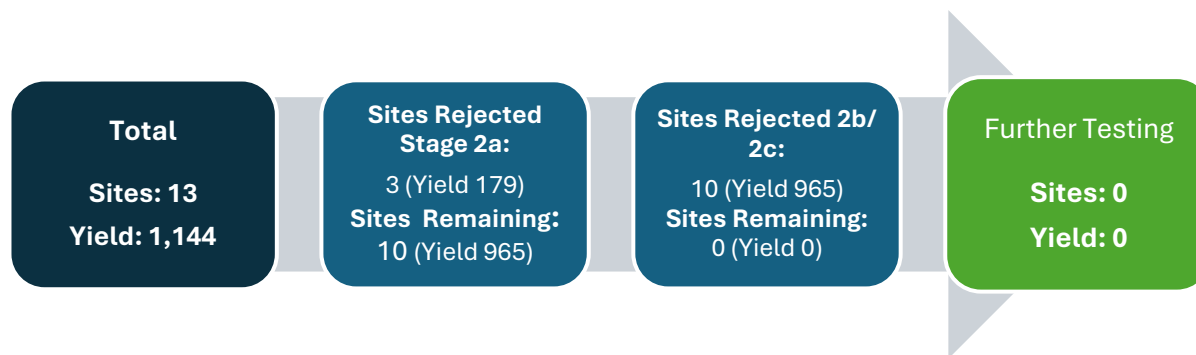
Cuckfield



Cuckfield

- Sites for In-Combination Testing
- Additional Sites
- Rejected
- District Plan - Housing Allocations
- Built Up Area Boundary
- High Weald National Landscape (AONB)





Cuckfield is located in the central part of the district, west of Haywards Heath. Cuckfield is a Category 2 settlement (larger village) acting as a local service centre providing key services in the rural area of Mid Sussex and the wider hinterland and benefit from a good range of services and facilities, including employment opportunities and access to public transport. Facilities in Cuckfield include a primary school, a secondary school, convenience store, GP surgery, churches, recreation grounds and play areas. There are no site allocations in Cuckfield

Sites Rejected at Stage 2a

ID	Site	Yield	Justification	Conclusion
214	Land at Copyhold Lane, Cuckfield	90	The site is located south of the A272 and therefore, disconnected from the defined built-up area and settlement boundary of Cuckfield to the north.	Not suitable for further consideration.
896	Land at Old Beech Farm, Staplefield Road, Cuckfield	10	The site is disconnected from the defined built-up area and settlement boundary of Cuckfield to the east.	Not suitable for further consideration.
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 of Cuckfield to the west and Haywards Heath to the east.	Not suitable for further consideration.

Sites Rejected at Stage 2b or 2c

ID	Site	Yield	Justification	Conclusion
11	Land at Wheatsheaf Lane, Cuckfield	165	<p>The site is well located to the existing eastern extent of Cuckfield. The site is also adjacent to a designated Local Nature Reserve, Local Wildlife Site and ancient woodland to the east.</p> <p>Whilst this site seeks to provide 165 dwellings, if developed it could present coalescence issues as it sits within the current gap between the two settlements of Cuckfield and Haywards Heath. In addition, development has the potential to impact on the adjacent Local Nature Reserve, ancient woodland and Local Wildlife Site without evidence submitted from the site promoter to show how mitigation could be achieved. This site is therefore not considered suitable for further testing.</p>	Not suitable for further testing.
63	Land north of Riseholme, Broad Street, Cuckfield	40	<p>The site is well located to the existing south-eastern extent of Cuckfield. The site is also adjacent to a designated Local Nature Reserve, Local Wildlife Site and ancient woodland to the east.</p> <p>Whilst this site seeks to provide 40 dwellings, if developed could present coalescence issues as it sits within the current gap between the two settlements of Cuckfield and Haywards Heath. In addition, development has the potential to impact on the adjacent Local Nature Reserve, ancient woodland and Local Wildlife Site without evidence submitted from the site promoter to show how mitigation could be achieved. This site is therefore not considered suitable for further testing.</p>	Not suitable for further testing.

89	Land at South Taylors Barn, Whitemans Green/Brook Street, Cuckfield	50	<p>The whole site extends 6.90ha and could accommodate up to 173 dwellings. However, the Council has progressed the assessment based on the southern part of the site, which is better related to the existing settlement pattern. It is anticipated that this part of the site could accommodate 50 dwellings.</p> <p>The site is well located to the existing northern extent of Cuckfield. The site lies within the High Weald National Landscape and if developed, would be considered major development within the Protected Landscape. The site is also in proximity to listed buildings and a conservation area with no evidence submitted from the site promoter for how mitigation could be achieved.</p> <p>Whilst the site seeks to provide 50 dwellings and contribute to meeting housing needs, it is at a scale that will not deliver any additional on-site infrastructure to the existing village of Cuckfield. On balance, the development of this site for new housing does not outweigh the harm to the Protected Landscape. This site is therefore not considered suitable for further testing.</p>	Not suitable for further testing.
227	Land to the north of Glebe Road, Cuckfield	70	<p>The site is well located to the existing eastern extent of Cuckfield. However, the feasibility for achieving safe and suitable access is unknown.</p> <p>Whilst the site seeks to provide 70 dwellings and contribute to meeting housing needs, it cannot be demonstrated that safe and suitable access exists or could be achieved which could provide direct links to the existing village of Cuckfield. This site is therefore not considered suitable for further testing.</p>	Not suitable for further testing.

420	Land north of Brainsmead, Cuckfield	93	<p>The site is well located to the existing northern extent of Cuckfield. The site is within the High Weald National Landscape and significantly covered by trees.</p> <p>Whilst the site seeks to provide 93 dwellings and contribute to meeting housing needs, it is at a scale that will not deliver any additional on-site infrastructure and would see a significant loss of trees. On balance, the development of this site for new housing does not outweigh the harm to the Protected Landscape.</p>	Not suitable for further testing.
550	Land east of Whitemans Green, Cuckfield	36	<p>The site is located to the existing northern extent of Cuckfield by a proposed access strip. Development of the site would extend the settlement into the countryside that would not fit the settlement pattern. The site is also within the High Weald National Landscape.</p> <p>Whilst the site seeks to provide 36 dwellings and contribute to meeting housing needs, it is at a scale that will not deliver any additional on-site infrastructure and it is considered unlikely that a suitable standalone form of access could be provided from Brainsmead to serve residential development at this site. On balance, the development of this site for new housing does not outweigh the harm to the Protected Landscape. Therefore, the site is not considered suitable for further testing.</p>	Not suitable for further testing.
567	Land to East of Polestub Lane, Cuckfield	120	<p>The site is well located to the existing eastern extent of Cuckfield. The feasibility for achieving safe and suitable access is unknown and will likely be dependent on site 227 being delivered.</p> <p>Whilst the site seeks to provide 120 dwellings, it cannot be demonstrated that safe and suitable access exists or could</p>	Not suitable for further testing.

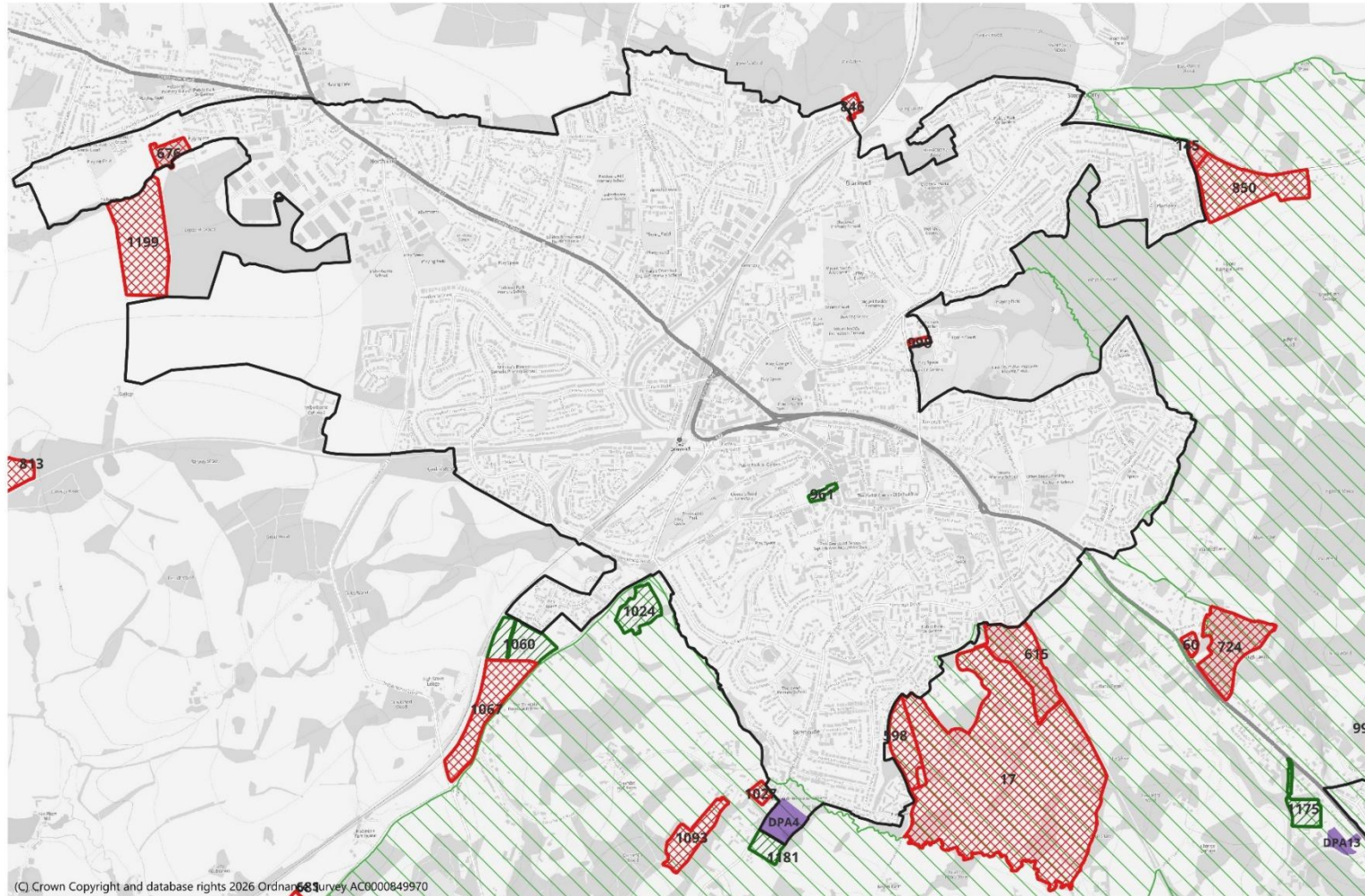
			be achieved. This site is therefore not considered suitable for further testing.	
902	Land to the west of Rookwood, Tylers Green, Cuckfield	84	<p>The site is located to the existing southern extent of Cuckfield. Development of this site would result in a significant loss of trees.</p> <p>The site was considered beyond Stage 2a due to its proximity to the built-up area boundary, being north of the A272. However, upon further assessment, it is concluded that the site remains poorly located in relation to key services and facilities. Therefore, the site is not considered suitable for further testing.</p>	Not suitable for further testing.
1001	Land north of A272 Cuckfield	250	<p>The site is located to the existing southern extent of Cuckfield. There is ancient woodland along the western boundary with a 15m buffer needing to be applied. There is also a potential impact in relation to the wider setting of the cluster of listed buildings to the north-west of the site (Holy Trinity Church and associated tombs) should this site be developed.</p> <p>The site was considered beyond Stage 2a due to its proximity to the built-up area boundary being north of the A272. However, upon further assessment, it is concluded that the site remains poorly located in relation to key services and facilities. The site also has the potential to impact on the wider setting of nearby listed buildings with no evidence submitted for how mitigation could be achieved. Therefore, the site is not considered suitable for further testing.</p>	Not suitable for further testing.
1190	Land north of A272 (smaller parcel)	57	The site is located to the existing southern extent of Cuckfield. Development of this site would result in a significant loss of trees.	Not suitable for further testing.

			Whilst the site seeks to provide 57 dwellings it is concluded that the site remains poorly located in relation to key services and facilities and development would result in a significant loss of trees. Therefore, the site is not considered suitable for further testing.	
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Sites for Further In-Combination Testing

ID	Site	Yield	Justification	Conclusion
	No sites.			

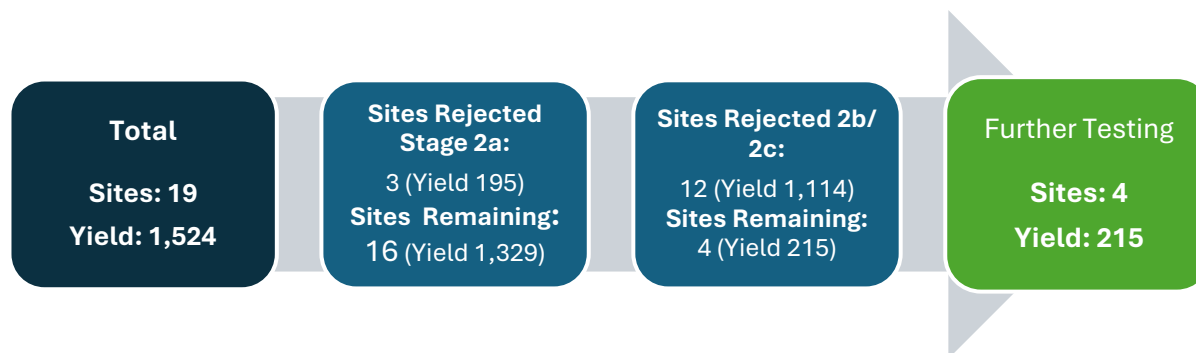
East Grinstead



East Grinstead

- Sites for In-Combination Testing
- Additional Sites
- Rejected
- District Plan - Housing Allocations
- Built Up Area Boundary
- High Weald National Landscape (AONB)





East Grinstead located in the north of the district. East Grinstead is a Category 1 settlement (town) with a comprehensive range of employment, retail, health, education, leisure services and facilities. It also benefits from good public transport provision and acts as a main service centre for the smaller settlements. Facilities in East Grinstead include a train stations, primary schools, secondary schools, colleges, a leisure centre, a town centre with a range of shops, pubs and restaurants, employment areas, recreation grounds, play area, cinema, churches and health facilities. There is one proposed District Plan site allocation in East Grinstead – DPA4: Land off West Hoathly Road, East Grinstead for up to 45 dwellings.

Sites Rejected at Stage 2a

ID	Site	Yield	Justification	Conclusion
12	Floran Farm, Hophurst Lane, Crawley Down	90	The site is disconnected from the defined built-up area and settlement boundary of East Grinstead to the east and Crawley Down to the west. In addition, there is no footpath along this section to be able to safely access either nearby existing settlements.	Not suitable for further consideration.
681	Land north Kingsmead, Turners Hill Road, East Grinstead	30	The site is disconnected from the defined built-up area and settlement boundary of East Grinstead to the north. In addition, there is no footpath along this section of Turners Hill Road to be able to safely access East Grinstead.	Not suitable for further consideration.

1093	Land South of Medway Drive, East Grinstead	75	The site is disconnected from the defined built-up area and settlement boundary of East Grinstead to the north. In addition, there is no footpath along this section to be able to safely access East Grinstead.	Not suitable for further consideration.
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Sites Rejected at Stage 2b or 2c

ID	Site	Yield	Justification	Conclusion
17	Land adj. Great Harwood Farm House off Harwoods Lane, East Grinstead	450	<p>The site is located to the existing southern extent of East Grinstead. The site is wholly within the High Weald National Landscape and development of the site would cross the settlement boundary and extend East Grinstead to the south-east into open countryside. As the site has long views, the site is likely to be visible from wider viewpoints. There are also pockets of ancient woodland throughout the site which development would need to avoid.</p> <p>Evidence submitted from the site promoter illustrates an emerging site masterplan that could seek to provide housing, new active travel routes linking the site into the existing settlement of East Grinstead, play spaces, creation of habitats and a new strategic SANG.</p> <p>Whilst the site seeks to provide 450 dwellings and contribute to meeting housing needs, along with additional on-site infrastructure, it is considered unlikely the impact on the Protected Landscape and sensitive views in this area could be outweighed. Therefore, the site is not considered suitable for further testing.</p>	Not suitable for further testing.

60	Land at the Spinney, Lewes Road, East Grinstead	7	<p>The site is separated from the defined built-up area boundaries of East Grinstead to the west and Ashurst Wood to the east.</p> <p>The site lies adjacent to the High Weald National Landscape where development would have a negative impact. The site is adjacent to a small area of ancient woodland and within the 20m buffer of ancient woodland. There is presence of trees which, if development would likely result in their loss. In addition, this site contributes to providing a natural barrier in the existing linear development along Lewes Road contributing to separation of the two existing settlements.</p> <p>The site was considered beyond Stage 2a. However, upon further assessment, it is concluded that the site remains poorly located in relation to key services and facilities, is likely to impact negatively on the adjacent National Landscape and ancient woodland and contributes to providing a natural barrier separating the two existing settlements. Therefore, the site is not considered suitable for further testing.</p>	Not suitable for further testing.
145	Land east of Fairlight Lane, Holtye Road, East Grinstead	13	<p>The site is located to the existing eastern extent of East Grinstead and wholly within the High Weald National Landscape. An existing track along the western boundary of the site acts as a natural boundary that if developed, would extend East Grinstead to the east into open countryside. Development of the site would see a significant loss of trees. There is also some considerable distance from existing services and facilities within the town centre of East Grinstead.</p> <p>Whilst the site seeks to provide 13 dwellings to contribute towards meeting housing needs, it is concluded that the site</p>	Not suitable for further testing.

			remains poorly located in relation to key services and facilities, development would result in a significant loss of trees and would encroach into the open countryside. On balance, the development of this site for new housing does not outweigh the harm to the Protected Landscape. This site is therefore not considered suitable for further testing.	
598	Land south of Edinburgh Way, East Grinstead	30	<p>The site is located to the existing southern extent of East Grinstead. The site is wholly within the High Weald National Landscape and development of the site would cross the settlement boundary and extend East Grinstead to the south-east into open countryside. As the site has long views, the site is likely to be visible from wider viewpoints.</p> <p>Whilst the site seeks to provide 30 dwellings and contribute to meeting housing needs, it is at a scale that will not deliver any additional on-site infrastructure. On balance, the development of this site for new housing does not outweigh the harm to the Protected Landscape. Therefore, the site is not considered suitable for further testing.</p>	Not suitable for further testing.
615	Land east of Stuart Way, East Grinstead	150	<p>The site is located to the existing southern extent of East Grinstead. The site is wholly within the High Weald National Landscape and development of the site would cross the settlement boundary and extend East Grinstead to the south-east into open countryside. As the site has long views, the site is likely to be visible from wider viewpoints. The site is also significantly covered by trees.</p> <p>Whilst the site seeks to provide 150 dwellings and contribute to meeting housing needs, it is at a scale that will not deliver any additional on-site infrastructure. It would also result in a significant loss of trees if developed. On balance, the development of this site for new housing does not outweigh the harm to the Protected Landscape.</p>	Not suitable for further testing.

			Therefore, the site is not considered suitable for further testing.	
676	Land south of 61 Crawley Down Road, Felbridge	20	The site is within the built-up area and settlement boundary of East Grinstead. The site is adjacent to an area of ancient woodland and within the 20m buffer of ancient woodland. A planning application is pending a decision for the provision of 20 dwellings with access obtained through adjoining site (DM/22/0718). Therefore, the site is not considered suitable for further testing.	Not suitable for further testing.
846	Cedar Lodge, Hackenden Lane, East Grinstead	8	<p>The site is located to the existing southern extent of East Grinstead. The site is adjacent to an area of ancient woodland and within the 20m buffer of ancient woodland. A planning application has been previously refused on site for 8 dwellings with principal reasons being out of character with the area and the density being too high. Subsequently, an appeal decision concluded that the site is not deliverable due to harm on the character and appearance of the area and sense of transition to the countryside.</p> <p>Whilst the site seeks to provide 8 dwellings to contribute towards meeting housing needs, it is concluded that the site remains poorly located in relation to key services and facilities, development would encroach into the open countryside and be out of character with the area. This site is therefore not considered suitable for further testing.</p>	Not suitable for further testing.
850	Land to the East of Russetts, Holtye Road, East Grinstead	90	The site is located to the existing eastern extent of East Grinstead and wholly within the High Weald National Landscape. An existing track along the western boundary of the site acts as a natural boundary that if developed, would extend East Grinstead to the east into open countryside. The site is bounded by trees along the A264 frontage which would see a significant loss of trees if developed. There is	Not suitable for further testing.

			<p>also some considerable distance from existing services and facilities within the town centre of East Grinstead.</p> <p>Whilst the site seeks to provide 90 dwellings to contribute towards meeting housing needs, it is concluded that the site remains poorly located in relation to key services and facilities, development would result in a significant loss of trees and would encroach into the open countryside. On balance, the development of this site for new housing does not outweigh the harm to the Protected Landscape. This site is therefore not considered suitable for further testing.</p>	
998	Old Court House, Blackwell Hollow, East Grinstead	12	<p>The site is located to the existing eastern extent of East Grinstead and is adjacent to the strategic East Court & Ashplats Wood Suitable Alternative Natural Greenspace (SANG) and Estcots and East Court Conservation Area. There is uncertainty with availability of this site as there are existing tenants and no recent contact has been received. This site is therefore not considered suitable for further testing.</p>	Not suitable for further testing.
1027	Land to north of Day Nursery, Coombe Hill Road, East Grinstead	9	<p>The site is located to the existing southern extent of East Grinstead. The site is wholly within the High Weald National Landscape and development of the site would cross the settlement boundary and extend East Grinstead to the south-east into open countryside. Access to the site is required via a privately maintained road and formal access would need to be obtained for this</p> <p>Whilst the site seeks to provide 9 dwellings and contribute to meeting housing needs, it is at a scale that will not deliver any additional on-site infrastructure. There also remains uncertainty on how access can be achieved. Therefore, the site is not considered suitable for further testing.</p>	Not suitable for further testing.

1067	Land south of Hill Place Farm Turners Hill Road East Grinstead	125	<p>The site is located to the existing south-western extent of East Grinstead. The site is immediately adjacent to the High Weald National Landscape which if developed, could have a detrimental impact on the setting of the Protected Landscape. Development of the site would cross the settlement boundary and extend East Grinstead to the south-west into open countryside. As the site has long views, the site is likely to be visible from wider viewpoints. The site was considered in combination with site 1060 however, an existing public right of way runs along the northern boundary of the site which acts as a natural defensible boundary to the existing settlement.</p> <p>Whilst the site seeks to provide 125 dwellings to contribute towards meeting housing needs, it is concluded that the site remains poorly located in relation to key services and facilities, development would encroach into the open countryside and breach the natural defensible boundary of the existing settlement. This site is therefore not considered suitable for further testing.</p>	Not suitable for further testing.
1199	Land at east of Leppards Wood, Imberhorne Lane, East Grinstead	200	<p>The is located to the existing western extent of East Grinstead. The site lies adjacent to recently permitted application DM/23/2699 which proposes up to 550 dwellings, a care village, on-site infrastructure and SANG designation. The proposed SANG will lie to the east of this site which if developed, could impact on the wildlife corridor. The site is also adjacent to ancient woodland to the east and within the 20m buffer of ancient woodland.</p> <p>Whilst the site seeks to provide 200 dwellings to contribute towards meeting housing needs, it is concluded that development of the site is likely to have a detrimental impact on the adjacent proposed SANG and ancient</p>	Not suitable for further testing.

			woodland. This site is therefore not considered suitable for further testing.	
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Sites for Further In-Combination Testing

ID	Site	Yield	Justification	Conclusion
961	1-5 Queens Walk and 22-26 London Road, East Grinstead	100	The site lies within the town centre and principal shopping area of East Grinstead. The site falls within a wholly sustainable location with direct links to services and facilities, as well as being within easy access to East Grinstead train station to/from London Victoria and various bus service provision. The site is previously developed land in a sustainable location and therefore, consistent with national policy should it be developed.	Suitable for further testing.
1024	Land at Brook House Farm, Turners Hill Road, East Grinstead	45	<p>The site is located to the existing western extent of East Grinstead. The site is wholly within the High Weald National Landscape and development of the site would cross the settlement boundary and extend East Grinstead to the south-west into open countryside. The site is partly previously developed and relatively well located to East Grinstead town centre and train station to constitute sustainable development.</p> <p>Overall, with the site being contiguous with the settlement boundary, the sites current use and its location to existing services and facilities, it is considered on balance that there is the potential for the benefits of 45 homes to outweigh the harm on the National Landscape.</p>	Suitable for further testing.
1060	Land north of Hill Place Farm Buildings, Turners Hill Road, East Grinstead	50	The site is located to the existing south-western extent of East Grinstead. The site is immediately adjacent to the High Weald National Landscape which if developed, could have	Suitable for further testing.

			<p>a detrimental impact on the setting of the Protected Landscape. Development of the site would cross the settlement boundary and extend East Grinstead to the south-west into open countryside. As the site has long views, the site is likely to be visible from wider viewpoints. An existing public right of way runs along the southern boundary of the site which acts as a natural defensible boundary to the existing settlement.</p> <p>Heritage concerns on the adjacent listed buildings were previously identified however, the site promoter has since submitted further evidence, including an indicative site layout plan to create a buffer for the listed building.</p> <p>Overall, with the site being contiguous with the existing settlement boundary, the natural southern boundary of the site acting as a barrier to further encroachment of the countryside and mitigation evidence submitted to minimise harm to adjacent listed building, it is considered on balance that there is the potential for the benefits of 50 homes to be tested further.</p>	
1181	Land east of West Hoathly Road, East Grinstead	20	<p>The site is located to the existing southern extent of East Grinstead. The site is wholly within the High Weald National Landscape and development of the site would cross the settlement boundary and extend East Grinstead to the south into open countryside. The site lies adjacent to proposed allocation DPA4: Land off West Hoathly Road, East Grinstead and would therefore be seen as an extension to the proposed allocation. Therefore, the site is not considered suitable for further testing.</p>	Suitable for further testing.

Sites for In-Combination Assessment

ID	Site	Yield	Justification	Conclusion
1060 and 1067	Land north and south of Hill Place Farm Buildings, Turners Hill Road, East Grinstead	175	<p>There are two sites abutting the south-west boundary of the built-up area of East Grinstead which have been considered individually as set out above. Whilst these sites have not been submitted as a comprehensive proposal the Council has undertaken an assessment to ensure it has explored all potential options.</p> <p>An existing public right of way runs between these sites which acts as a natural barrier to further encroachment of the countryside which makes a comprehensive development of the site difficult to achieve.</p> <p>On balance, this option is unlikely to deliver sustainable development and therefore has not considered suitable for further testing.</p>	Not suitable for further testing.

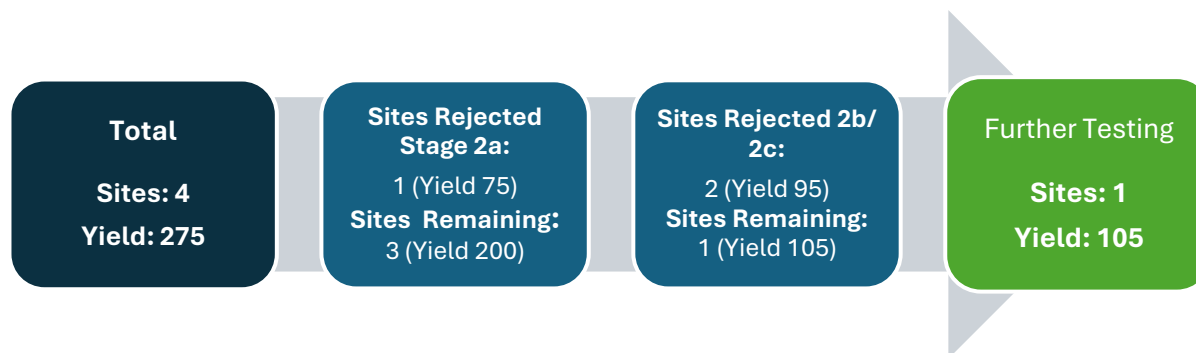
Handcross



Handcross

- Sites for In-Combination Testing
- Additional Sites
- Rejected
- District Plan - Housing Allocations
- Built Up Area Boundary
- High Weald National Landscape (AONB)





Handcross is located in the north-west part of the district. Handcross is a category 3 settlement (medium sized village) and the village is situated either side of the A23. The village has a primary school, primary care health centre, village hall, local convenience shop, public house and recreation ground. A wider range of services and facilities can be accessed in Haywards Heath (approximately 10km to the south-east of Handcross) or Crawley (approximately 7km to the north of Handcross). Nymans is a Registered Park and Garden to the south-east of the village. Handcross is located within the High Weald National Landscape. Handcross has a Conservation Area as well as a number of listed buildings. The Site Allocations DPD (adopted 2022) allocated a site for 35 dwellings in Handcross (SA27: Land at St. Martin Close). There is one proposed District Plan allocation – DPA19: Land at Hyde Lodge, Handcross for older persons’ accommodation.

Sites Rejected at Stage 2a

ID	Site	Yield	Justification	Conclusion
662	Dencombe Estate, High Beeches Lane, Handcross	75	The site is disconnected from the defined built-up area and settlement boundary of Handcross to the west. In addition, there is no footpath along the B2110 High Beeches Lane to be able to safely access Handcross from the site.	Not suitable for further consideration.

Sites Rejected at Stage 2b or 2c

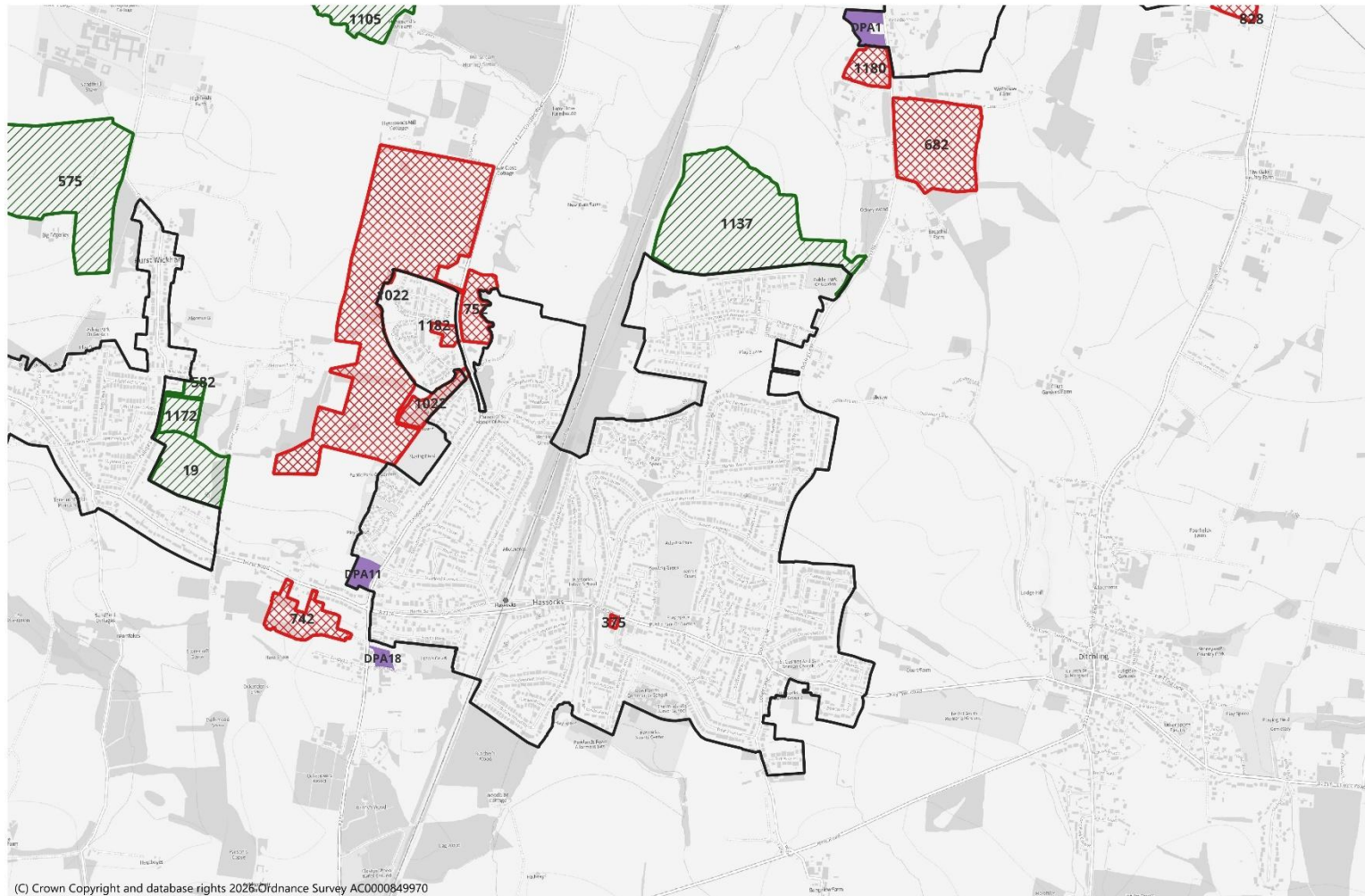
ID	Site	Yield	Justification	Conclusion
670	Land at Coos Lane, Horsham Road, Handcross	35	The site lies between two roads: B2110 Horsham Road and Coos Lane. At its north-eastern tip, the site is adjacent to the defined built-up area boundary for Handcross, however, there is no defensible boundary on the western boundary of the site as it only includes a portion of a larger field. Development of the site would result in the loss of trees in the eastern section of the site. The site is within the High Weald National Landscape and the provision of new homes is at a scale that will not deliver any additional on-site infrastructure. On balance, the development of this site for new housing does not outweigh the harm to the Protected Landscape.	Not suitable for testing.
987	Land to the West of Park Road Handcross	60	The site is contiguous to the defined built-up area boundary for Handcross, however, the site has significant tree coverage including priority habitat (deciduous woodland) and woodland registered on the National Forest Inventory (conifer and broadleaved woodland). The significant loss of trees would have a detrimental impact on the High Weald National Landscape and is not supported by District Plan policies. The provision of new homes is at a scale that will not deliver any additional on-site infrastructure. On balance, the development of this site for new housing does not outweigh the harm to the Protected Landscape and the loss of trees.	Not suitable for testing.

Sites for Further In-Combination Testing

ID	Site	Yield	Justification	Conclusion
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181	Land west of Truggers, Handcross	105	<p>The site is contiguous to the defined built-up area boundary for Handcross and is located between the existing built development to the south and ancient woodland to the north. There is also some priority habitat (deciduous woodland) in the far east and west of the site. As the site is within the High Weald National Landscape, development of the site would need to be carefully considered including an assessment of major development. The site promoter has indicated that development of this site would include the provision of a new community hall and bowling green to replace the existing provision within Handcross village (a separate site) which in turn could be redeveloped for additional housing. Given the potential for new community infrastructure to be delivered as part of development of this site, on balance, it is considered that this site should be subject to further consideration to determine if this outweighs any harm to the Protected Landscape.</p>	Suitable for further testing.

Hassocks

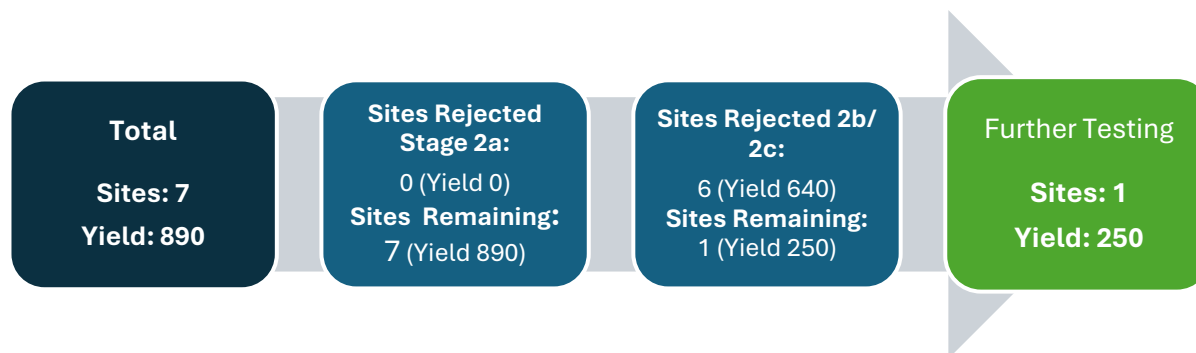


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Hassocks

- Sites for In-Combination Testing
 - Additional Sites
 - Rejected
- District Plan - Housing Allocations
- Built Up Area Boundary
- High Weald National Landscape (AONB)





Hassocks is located in the south of the district, to the south of Burgess Hill. Hassocks is a Category 2 settlement (larger village) acting as a local service centre providing key services in the rural area of Mid Sussex and the wider hinterland and benefit from a good range of services and facilities, including employment opportunities and access to public transport. Facilities in Hassocks include a train station, primary school, junior school, secondary school, sports centre, high street with a variety of pubs, shops and restaurants, library, football club, churches, recreation grounds and play areas and a garden centre. There are two site allocations in Hassocks – DPA11: Land rear of 2 Hurst Road for 25 dwellings and DPA18: Land at Byanda for a 60-bed residential care home.

Sites Rejected at Stage 2a

ID	Site	Yield	Justification	Conclusion
	No sites.			

Sites Rejected at Stage 2b or 2c

ID	Site	Yield	Justification	Conclusion
375	National Tyre Centre, 60 Keymer Road, Hassocks	8	This site is within the defined built-up area and settlement boundary of Hassocks. This site is subject to a pending	Not suitable for further testing.

			<p>planning appeal (AP/26/0025) for mixed use redevelopment of the site comprising of ground floor commercial/community use and 26 new residential units on upper floors. In addition, this site is subject to flooding issues. Due to the status of the site, it is not considered suitable for further testing.</p>	
682	Ockley Lane and Wellhouse Lane, Hassocks	250	<p>This site is disconnected from the defined built-up area and settlement boundary of Hassocks. Parts of the site are heavily treed and there are two parcels of Ancient Woodland in close proximity to the site in the west.</p> <p>Whilst this site seeks to provide 250 dwellings, it is considered that this site is disconnected from and has a poor relationship to both Burgess Hill and Hassocks and if developed would present coalescence issues as it sits within the current gap between the two settlements which is already subject to the development of Ockley Park. This site is therefore not considered suitable for further testing.</p>	Not suitable for further testing.
742	Russell Nursery Brighton Road Hassocks	30	<p>This site is 0.2km from the defined built-up area and settlement boundary of Hassocks. The majority of the southern boundary of the site is adjacent to the South Downs National Park. In addition, the majority of the site is heavily tree and the access to the site is known.</p> <p>Whilst the site seeks to provide 30 dwellings, it is considered that the impact the loss of trees would have on the setting of the South Downs National Park would not be outweighed by the benefits of the proposed 30 dwellings. In addition, the access is unknown. This site is therefore not considered suitable for further testing.</p>	Not suitable for further testing.

752	Land north of Friars Oak, London Road, Hassocks	45	<p>This site is adjacent to the defined built-up area and settlement boundary of Hassocks and therefore could represent a sustainable extension to Hassocks. It is adjacent to housing allocation SA24 and on the opposite side of the road to The Fairway development.</p> <p>The majority of the site, particularly the southern part, is heavily treed. Parts of the site also sit within flood zones 2 and 3. There is also a listed building, Friars Oak House, opposite the northern part of the site.</p> <p>Whilst the site seeks to provide 45 dwellings, the site is heavily constrained by trees and affected by flood zones 2 and 3 and therefore it is considered that the site is not suitable for further testing.</p>	Not suitable for further testing.
1022	Former Hassocks Golf Club, London Road, Hassocks	300	<p>Parts of the eastern boundary of this site are located adjacent to the defined built-up area and settlement boundary of Hassocks and therefore could represent a sustainable extension to Hassocks. The site comprises the southern, western and northern parts of the former Hassocks Golf Club course. The eastern and central part of the former golf course are currently being developed for 163 houses – The Fairway.</p> <p>There are several public rights of way that cross the site. The northern part of the site forms part of the local gap between Hassocks and Burgess Hill as set out in the Hassocks Neighbourhood Plan. There is the potential for coalescence between Hassocks and Burgess Hill and Hassocks and West Wickham to the west if this site is developed.</p>	Not suitable for further testing.

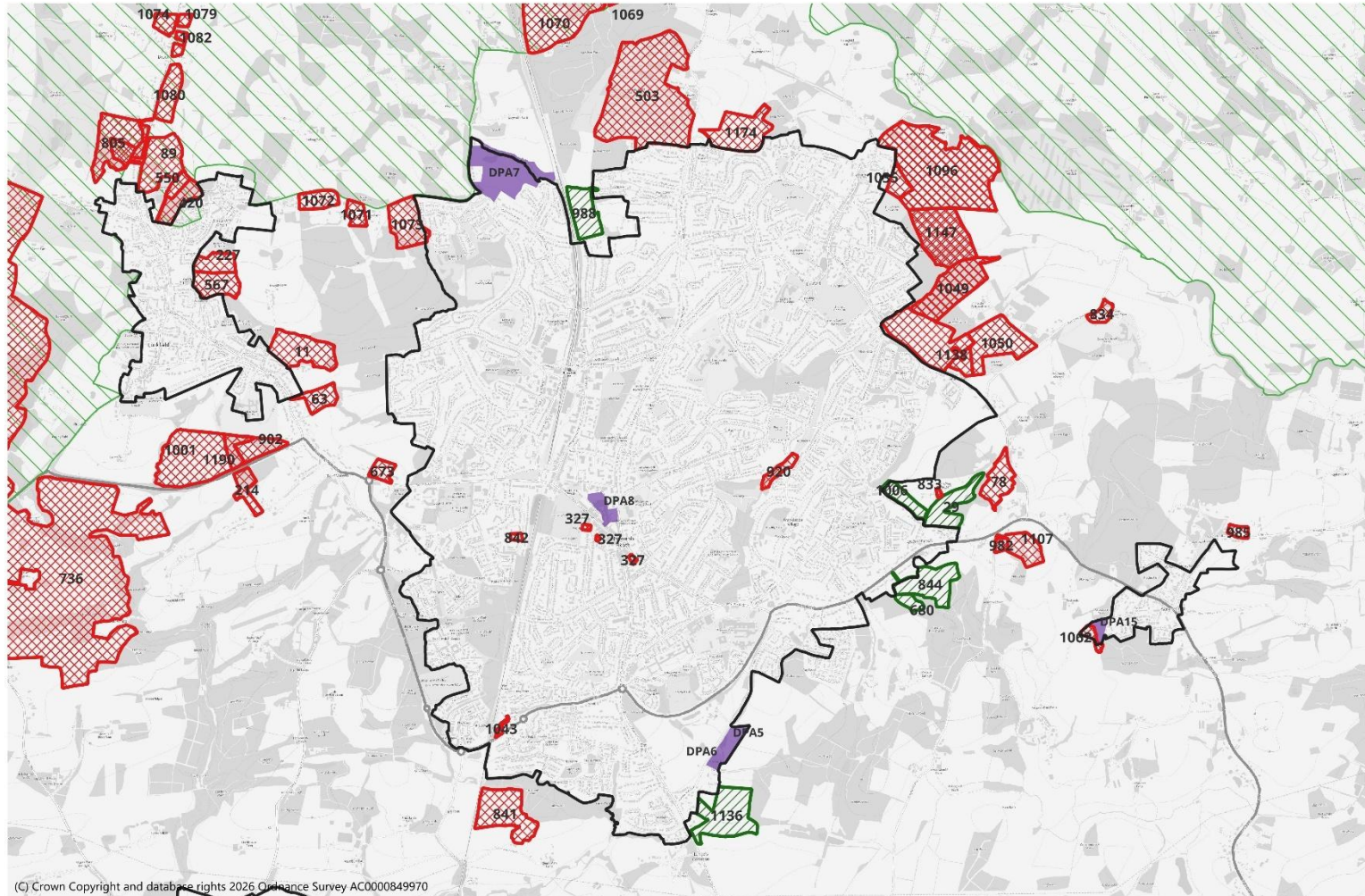
			<p>The information submitted proposes development on the northern and central parcels of the site, with access from London Road and potentially via The Fairways, leaving the southern part of the site for open space, enhanced biodiversity and woodland.</p> <p>The southern part of the site includes an area for outdoor sports adjacent to the London Road Recreation Ground. The information submitted also suggests provision of community orchards, community allotments and a community facility alongside the housing to improve the sites sustainability.</p> <p>The site is located to the north of the Stonepound Crossroads which is a known key local issue within Hassocks. The information submitted includes a traffic impact note which considers the impact of the proposed development and shows minimal impact; however, the impact note does not consider the cumulative impacts of this site alongside other sites in the Plan on the Stonepound Crossroads.</p> <p>Whilst this site seeks to provide 300 dwellings alongside some community facilities, it is considered on balance that benefits do not outweigh the potential coalescence issues and the potential impact of this level of development on Stonepound Crossroads.</p>	
1182	Land at Friars Oak Farmhouse	7	<p>This site is within the defined built-up area and settlement boundary of Hassocks. Due to the proposed yield for this site, it is considered that this may come forward as a windfall site and is therefore not considered suitable for further testing.</p>	Not suitable for further testing.

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Sites for Further In-Combination Testing

ID	Site	Yield	Justification	Conclusion
1137	Land west of Ockley Lane	250	<p>The southern boundary of this site is adjacent to the defined built-up area and settlement boundary of Hassocks and therefore could represent a sustainable extension to Hassocks. The site to the south, Ockley Park, is currently being built out. Ockley park comprises housing as well as permission for a 2FE primary school and a community building.</p> <p>The site is relatively unconstrained; however, the site is considered important in retaining a gap between the settlements of Hassocks and Burgess Hill.</p> <p>The information submitted states that sports pitches and a children's play area are proposed as part of the development and shows how it could link into the facilities provided on Ockley Park to the south.</p> <p>The site was originally promoted for 400 dwellings; however, the yield has been amended to 250 to ensure a large area of the site is retained for open space to ensure retention of a gap between Hassocks and Burgess Hill.</p> <p>It is considered that due to the site's location adjacent to the built-up area and its proximity and accessibility to the facilities of Ockley Park, the site is suitable for further testing.</p>	Suitable for further testing.

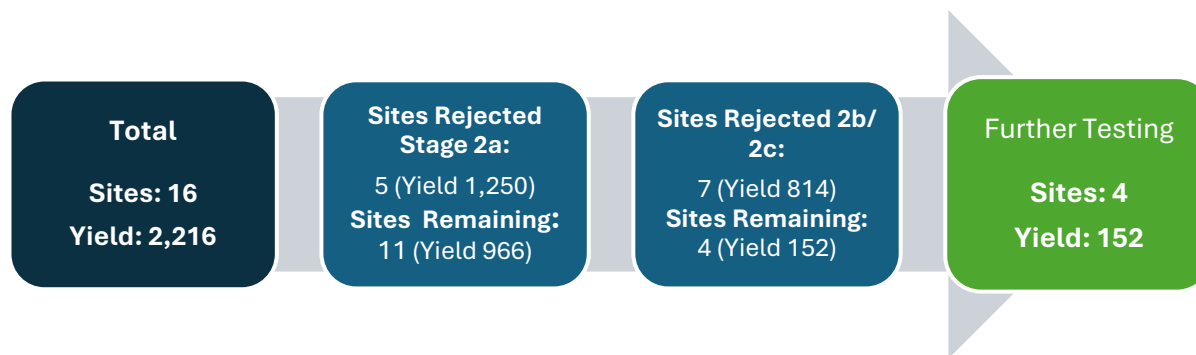
Haywards Heath



Haywards Heath

- Sites for In-Combination Testing
- Additional Sites
- Rejected
- District Plan - Housing Allocations
- Built Up Area Boundary
- High Weald National Landscape (AONB)





Haywards Heath is in the central part of the district. Haywards Heath is a category 1 settlement (main service centre) with a comprehensive range of employment, retail, health, education and leisure services and facilities. The town also benefits from good public transport links. The High Weald National Landscape lies north of the town. The town is adjacent to the border with Lewes district to the southeast. There are four District Plan allocations proposed totalling 283 dwellings: DPA5: Land at Hurstwood Lane (36 dwellings); DPA6: Land at Junction of Hurstwood Lane and Colwell Lane (30 dwellings); DPA7: Land east of Borde Hill (117 dwellings); and DPA8: Orchards Shopping Centre (100 dwellings).

Sites Rejected at Stage 2a

ID	Site	Yield	Justification	Conclusion
841	Clearwater Farm, Clearwater Lane, Haywards Heath	250	The site is not contiguous to the defined built-up area boundary of Haywards Heath to the south. There is no footpath along Rocky Lane to safely access the site and it is physically separated from the southern edge of Haywards Heath by a belt of Ancient Woodland. The site is considered physically disconnected from Haywards Heath. On balance the development of this site is not considered to contribute to sustainable development.	Not suitable for further consideration.

1069	Land to east Rivers Farm Cottage Copyhold Lane Ardingly	268	The site is not contiguous to the defined built-up area boundary of Haywards Heath to the south. The site is considered physically and functionally disconnected from Haywards Heath. On balance the development of this site is not considered to contribute to sustainable development.	Not suitable for further consideration.
1070	Land to west of Rivers Farm Cottage Copyhold Lane Ardingly	633	The site is not contiguous to the defined built-up area boundary of Haywards Heath to the south. The site is considered physically and functionally disconnected from Haywards Heath. On balance the development of this site is not considered to contribute to sustainable development.	Not suitable for further consideration.
1071	Land to east Hanlye Cottages Hanlye Lane Haywards Heath	49	The site is not contiguous to the defined built-up area boundary of Haywards Heath to the east. The site is considered physically and functionally disconnected from Haywards Heath. On balance the development of this site is not considered to contribute to sustainable development.	Not suitable for further consideration.
1107	Land at Awbrook House, Lewes Road, RH17 7TB	50	The site is not contiguous to the defined built-up area boundary of Haywards Heath to the west. The site is considered physically and functionally disconnected from Haywards Heath. On balance the development of this site is not considered to contribute to sustainable development.	Not suitable for further consideration.

Sites Rejected at Stage 2b or 2c

ID	Site	Yield	Justification	Conclusion
327	Car parks at Hazelgrove Road, Haywards Road and to the rear of the Orchards, Haywards Heath	56	This site is within the defined built-up area and settlement boundary of Haywards Heath. The three parcels that make up site #327 are currently in use as car parks and not being	Not suitable for further testing.

			actively promoted for redevelopment. In addition, its location means that it may come forward as a windfall site. It is therefore not considered suitable for further testing.	
503	Haywards Heath Golf Course, High Beech Lane, Haywards Heath	630	<p>Site is contiguous with the defined built-up area boundary of Haywards Heath. The site lies west of High Beech Lane. The site is currently partly screened from the road by trees and the high verge.</p> <p>Information provided by the promoter suggests that the main access would be via a new access point north of the existing access. The removal of some trees and the reconfiguration of the steep verge will likely be required. This section of High Beech Lane lacks a footpath, although a footpath can be reached from the recent development of Town Wood Close east of High Beech Lane. Linking to this footpath would help improve the connectivity of the site to the facilities within Haywards Heath and Lindfield.</p> <p>The site is in active use as a golf course and includes a golf club house. The golf club house is proposed to be repurposed for community use. Part of the site is adjacent to ancient woodland and within the 20m buffer. There are a significant number of trees onsite, the majority of which form a linear pattern and follow the route of the course. Pockets of wooded areas are located in the north part of the site or along the boundaries. The site's northeastern boundary is also adjacent to the Wickham Woods Local Wildlife Site.</p> <p>The site seeks to provide 630 homes. A site of this scale has the potential to contribute to the five-year housing land supply. On balance, this option is unlikely to deliver</p>	Not suitable for further testing.

			sustainable development and therefore has not considered suitable for further testing.	
673	Land north of Butlers Green Road, Haywards Heath	20	<p>The site is near the defined built-up area boundary of Haywards Heath to the east. The site lies north of Butlers Green Road (A272). This area is characterised by large residential plots in a linear pattern along the A272. The site forms a break in development between Cuckfield and Haywards Heath. The site's northern boundary is adjacent to the Blunts Woods and Paiges Meadow Local Nature Reserve.</p> <p>The site is adjacent to a Grade II* listed building. The site has been subject to previous proposals for one and four dwellings. The proposal for one dwelling was subject to an appeal (dismissed). The Inspector concluded that the site makes a contribution to the setting and significance of the listed building in forming part its rural and undeveloped backdrop. The site is therefore sensitive in heritage terms. Whilst the site has some highway frontage it is unclear how safe access will be achieved given its proximity to the roundabout and existing configuration of the cul-de-sac of Tyler's Green.</p> <p>The site seeks to provide 20 homes. Whilst the site has the potential to contribute to the five-year housing land supply, on balance, it is considered that development of the site would not outweigh the harm caused to the nearby heritage assets. Therefore, the site is not considered suitable for further testing.</p>	Not suitable for further testing.
842	Land adjacent to Great Haywards, Amberly Close, Haywards Heath	5	The site is within the defined built-up area boundary of Haywards Heath. The site is adjacent to a Grade II listed building. The site has been subject to previous proposals for resident development and refused. The site is considered to	Not suitable for further testing.

			<p>form part of the setting of the listed building and makes a positive contribution to the special interest of the buildings.</p> <p>The site seeks to provide 5 homes. Whilst the site has the potential to contribute to the five-year housing land supply, on balance, it is considered that development of the site would not outweigh the harm caused to the nearby heritage assets. Therefore, the site is not considered suitable for further testing.</p>	
920	Land at Silver Birches, Haywards Heath	9	<p>The site is within the defined built-up area and settlement boundary of Haywards Heath. The site was previously archived but reinstated to be assessed due to recent contact from the promoter.</p> <p>The site's western boundary is adjacent to the Western Road Cemetery Local Wildlife Site (WRCLWS). The site forms part of the Turvey Wood/ Franklands Wood Green Infrastructure Asset, linking the WRCLWS in the south to the Scrase Valley LWS and Local Nature Reserve in the north. Information submitted by the promoter suggests that the existing woodland could be maintained so that a viable green corridor could be supported.</p> <p>In addition, the site's southwestern boundary is in close proximity to the Franklands Village Conservation Area. Most of the north and south boundaries are at risk of surface water flooding. The promoter suggests this could be mitigated through a strategy of attenuation basins and drainage improvements.</p> <p>The site seeks to provide 9 homes. A site of this scale has the potential to be delivered early in the Plan period. Its location within the built-up area boundary means a suitable development could come forward as windfall. However, development of this site is considered to form an important</p>	Not suitable for further testing.

			role in the local green corridor. On balance, it is not considered suitable for further testing.	
1043	Land to west of Kilnwood Apartments Rocky Lane, Haywards Heath	9	<p>This site is within the defined built-up area and settlement boundary of Haywards Heath. The site forms the western edge of a wider development for 30 units. The site has been subject to several planning applications for between five and nine units. A recent appeal for 9 units was dismissed concluding that the proposal would appear overly prominent and cramped. The site is considered sensitive in landscape and character terms.</p> <p>The site seeks to provide 9 homes. A site of this scale has the potential to be delivered early in the Plan period. Its location within the built-up area boundary means a suitable development could come forward as windfall. On balance, it is not considered suitable for further testing.</p>	Not suitable for further testing.
1073	Land to east of Gravelye Farm House, Hanlye Lane Haywards Heath	85	<p>The site is contiguous to the built-up area boundary of Haywards Heath to the east. A significant amount of the site is treed, including over 56% of the site being ancient woodland, its associated 20m buffer and TPO designations. The Blunts and Paiges Wood Local Wildlife Site also extends into the site along the eastern boundary and southwest corner of the site. In addition, the site is adjacent to the High Weald National Landscape. These constraints significantly limit the capacity of the site to accommodate development.</p> <p>The site seeks to provide 85 homes. A site of this scale has the potential to be delivered early in the Plan period. However, development of this site would likely require removing a significant number of protected trees and impact on the LWS. On balance, it is not considered suitable for further testing.</p>	Not suitable for further testing.

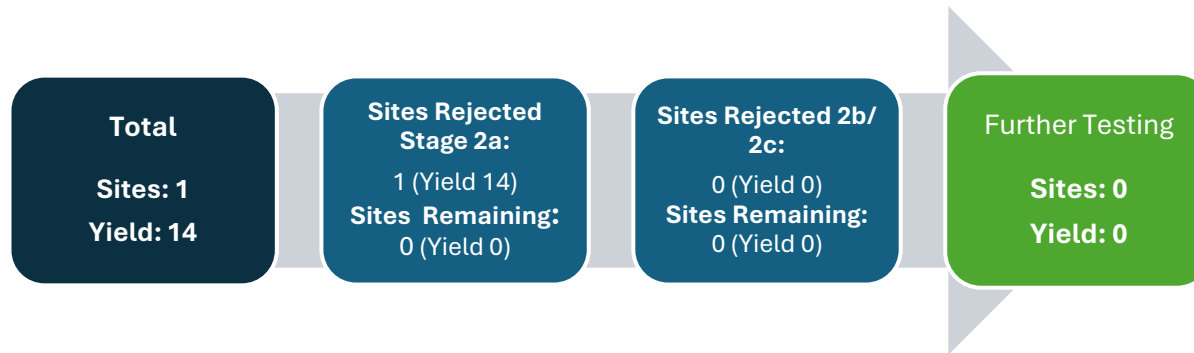
Sites for Further In-Combination Testing

ID	Site	Yield	Justification	Conclusion
680	Field rear of North Colwell Barn, Lewes Road, Haywards Heath	9	<p>The site is close to the defined built-up area boundary of Haywards Heath to the north. The site lies south of Lewes Road (A272).</p> <p>The site is partly adjacent to the Lewes Road Conservation Area (LRCA). Access is proposed via an existing track through the LRCA which may require improvements to accommodate development. The site's east and southern boundaries are adjacent to ancient woodland and associated 20m buffer. The site is also adjacent to a Local Wildlife Site to the west.</p> <p>The site seeks to provide 9 homes. A site of this scale has the potential to be delivered within the first five years from the Plan's adoption. It is considered that the site is suitable for further testing.</p>	Site suitable for further testing.
844	Land at North Colwell Farm, Lewes Road, Haywards Heath	80	<p>The site is contiguous to the defined built-up area boundary Haywards Heath to the north. The site is currently subject to a refused planning application (DM/25/0445) and pending appeal.</p> <p>The site's north and west boundaries are adjacent to the Lewes Road Conservation Area (LRCA). A new access point through the LRCA to Lewes Road is required to accommodate development. The site is also in close proximity to a Grade II listed building to the north. Information provided by the site promoter concludes that</p>	Site suitable for further testing.

			<p>the site forms no part of the setting to the listed building. In terms of the LRCA, it concludes that development would impact only a very small part of the LRCA's setting and identifies potential mitigation measures to reduce any potential impacts.</p> <p>The majority of the site's southern boundary is adjacent to ancient woodland and associated 20m buffer. The site is also near to a Local Wildlife Site located to the southwest.</p> <p>The site seeks to provide 80 homes. A site of this scale has the potential to contribute to the five-year housing land supply. It is considered that the site is suitable for further testing.</p>	
988	Land to the North of Old Wickham Lane Haywards Heath	49	<p>The site is close to the defined built-up area of Haywards Heath to the east, south and west.</p> <p>The site is in close proximity to two Grade II* and two Grade II listed buildings, south and southeast of the site, respectively. Information provided by the site promoter concludes that the site contributes to the setting of these listed buildings but identifies potential mitigation measures to reduce any potential impacts. In addition, the site is within an Archaeological Notification Area. There are several individual TPOs and a TPO Group designation along the site's southern boundary. A landscape buffer is proposed in the southern part of the site. Access is proposed from the northeast corner of the site, via Gatesmead. North of the access point is an area of ancient woodland. The associated 20m buffer overlaps with a small part of the site's northern boundary.</p>	Site suitable for further testing.

			The site seeks to provide 49 homes. A site of this scale has the potential to be delivered within the first five years from the Plan's adoption. It is considered that the site is suitable for further testing.	
1136	Land at Lunce's Hill, Fox Hill	14	<p>The site is contiguous with the defined built-up area boundary of Haywards Heath. The site is part of larger site being proposed for development that predominately falls within Lewes district to the east. The entire site is currently subject to a planning application (DM/25/0827) for 130 dwellings. The 14 dwellings represent the quantum of housing that falls within Mid Sussex district. In addition, the existing barn located along adjacent to the proposed access point is proposed to be restored and repurposed for commercial and/ or community use.</p> <p>The site is in close proximity to two Grade II listed buildings. Information provided acknowledges that the site falls within the setting of the listed building of 'Cleavewater'. However, it notes that recent development has impacted the setting and suggests measures to mitigate the potential harms of developing the site. The site is also subject to surface water flooding, including at the point of the proposed access onto Fox Hill.</p> <p>The site seeks to provide 14 homes as part of a larger 130 dwelling development. A site of this scale has the potential to contribute to the five-year housing land supply. It is considered that the site is suitable for further testing.</p>	Site suitable for further testing.

Hickstead



Hickstead is located in the west of the district, west of the A23/ A2300 junction. Hickstead is a category 5 settlement (hamlet). The settlement does not have a defined built-up area boundary. The settlement has limited or no services. A local convenience store and café are located east of the A23/ A2300 junction as part of the road services. A wide range of services and facilities are available in Burgess Hill approximately 5km east of Hickstead. The All England Jumping Course is located south of the settlement.

Sites Rejected at Stage 2a

ID	Site	Yield	Justification	Conclusion
735	Land at Facelift, London Road, Hickstead	14	The nearest settlement of Hickstead does not have a defined built-up area boundary. The site is considered to be physically and functionally disconnected from the defined built-up area of Burgess Hill to the east and Bolney to the north. On balance the development of this site is not considered to contribute to sustainable development.	Not suitable for further consideration.

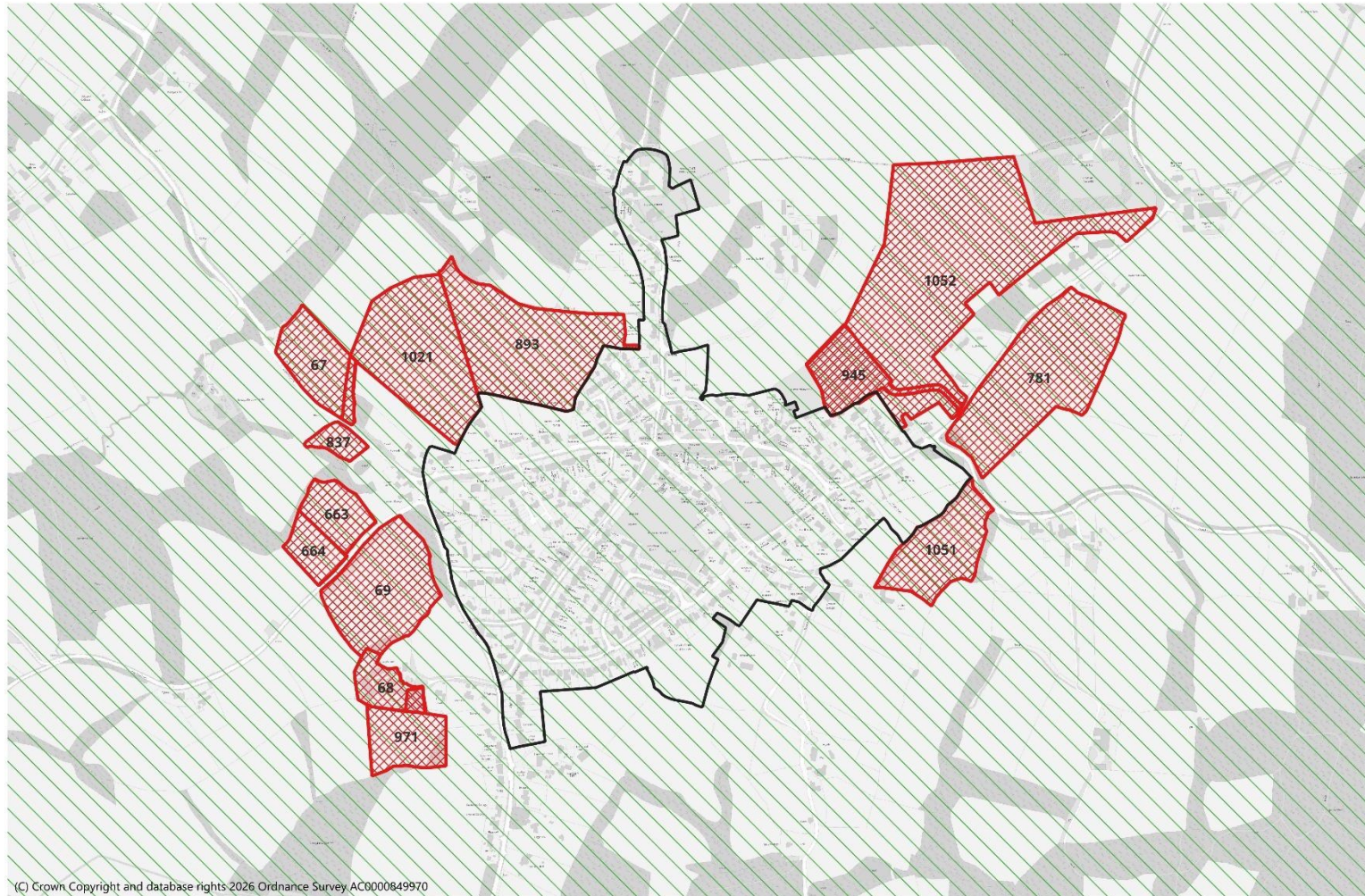
Sites Rejected at Stage 2b or 2c

ID	Site	Yield	Justification	Conclusion
	No sites			

Sites for Further In-Combination Testing

ID	Site	Yield	Justification	Conclusion
	No sites			

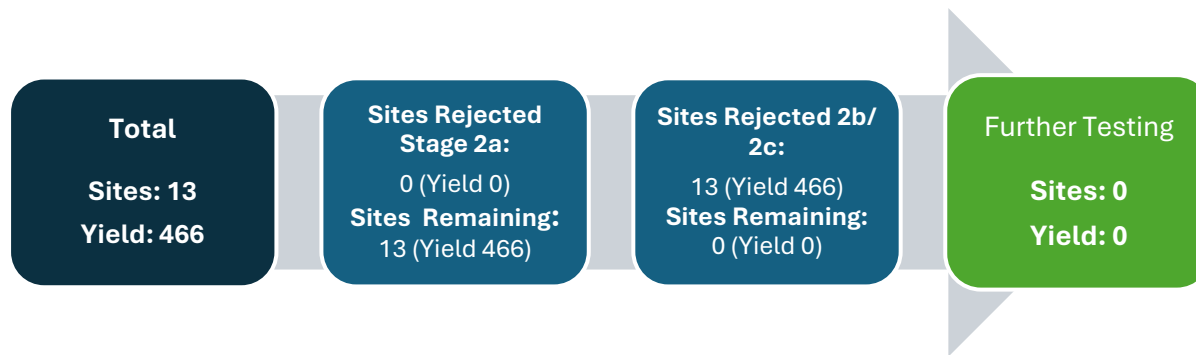
Horsted Keynes



Horsted Keynes

- Sites for In-Combination Testing
- Additional Sites
- Rejected
- District Plan - Housing Allocations
- Built Up Area Boundary
- High Weald National Landscape (AONB)





Horsted Keynes is located in the central part of the district. Horsted Keynes is a category 3 settlement (medium sized village). The village has a primary school, local convenience shop with a post office, public houses, recreation ground and a cricket ground. A wider range of services and facilities can be accessed in Haywards Heath (approximately 6km to the south-west of Horsted Keynes). The Bluebell Railway heritage steam railway runs to the west of Horsted Keynes with a railway station. Horsted Keynes is within the High Weald National Landscape. Horsted Keynes has a Conservation Area as well as a number of listed buildings. The Site Allocations DPD (adopted 2022) allocated two sites for housing in Horsted Keynes – SA28: Land south of The Old Police House, Birchgrove Road for 25 dwellings and SA29: Land south of St. Stephen’s Church, Hamsland for 30 dwellings.

Sites Rejected at Stage 2a

ID	Site	Yield	Justification	Conclusion
	No sites.			

Sites Rejected at Stage 2b or 2c

ID	Site	Yield	Justification	Conclusion
67	Castle Field, Cinder Hill Lane, Horsted Keynes	20	The site was considered beyond Stage 2a due to its proximity to Horsted Keynes although further assessment of the site confirms it is disconnected. In addition, Waterbury Hill is a narrow lane with no footways and the site is elevated above the lane. Access to the site may be difficult with visibility issues.	Not suitable for further testing.
68	Farm buildings, Jeffreys Farm, Horsted Keynes	5	The site is separated from the built-up area boundary by farmland and Sugar Lane. Jeffrey's Farm is a historic farmstead and there could be scope for a sensitive development that reflects a farmstead model. Development of the site would extend the village westwards into open countryside beyond Sugar Lane. The site together with SHELAA ID: 69 and 971, forms a larger land option that could be considered together, however, this wider cluster is not available for development. The site is within the High Weald National Landscape and the provision of new homes is at a scale that will not deliver any additional on-site infrastructure. On balance, the development of this site for new housing does not outweigh the harm to the Protected Landscape.	Not suitable for further testing.
69	Jeffrey's Farm Northern Fields (Ludwell Field adj Keysford and Sugar Lane)	22	Development of the site would cross the settlement boundary of Sugar Lane and would extend Horsted Keynes to the west into open countryside. The site together with SHELAA ID: 68 and 971, forms a larger land option that could be considered together, however, this wider cluster is not available for development. The site is within the High Weald National Landscape and the provision of new homes	Not suitable for further testing.

			is at a scale that will not deliver any additional on-site infrastructure. On balance, the development of this site for new housing does not outweigh the harm to the Protected Landscape.	
663	Field 1, Ludwell Grange, Keysford Lane, Horsted Keynes	11	The site was considered beyond Stage 2a due to its proximity to Horsted Keynes although further assessment of the site confirms it is disconnected. Development of the site would cross the settlement boundary of Sugar Lane and would extend Horsted Keynes to the west into open countryside. As the site has long views. the site is likely to be visible from wider viewpoints. In addition, Keysford Lane is a narrow lane with no footways. The site is within the High Weald National Landscape and the provision of new homes is at a scale that will not deliver any additional on-site infrastructure. On balance, the development of this site for new housing does not outweigh the harm to the Protected Landscape.	Not suitable for further testing.
664	Field 2, Ludwell Grange, Keysford Lane, Horsted Keynes	15	The site was considered beyond Stage 2a due to its proximity to Horsted Keynes although further assessment of the site confirms it is disconnected. Development of the site would cross the settlement boundary of Sugar Lane and would extend Horsted Keynes to the west into open countryside. As the site has long views. the site is likely to be visible from wider viewpoints. In addition, Keysford Lane is a narrow lane with no footways. The site is within the High Weald National Landscape and the provision of new homes is at a scale that will not deliver any additional on-site infrastructure. On balance, the development of this site for new housing does not outweigh the harm to the Protected Landscape.	Not suitable for further testing.
781	Land to the south of Robyns Barn, Birchgrove Road, Horsted Keynes	10	Development of the site would cross the settlement boundary of Danehill Lane and would extend Horsted Keynes to the west into open countryside. Development of	Not suitable for further testing.

			the site could harm the setting of a listed building and historic farmstead. The site is within the High Weald National Landscape and the provision of new homes is at a scale that will not deliver any additional on-site infrastructure. On balance, the development of this site for new housing does not outweigh the harm to the Protected Landscape. A previous application scheme for 32 dwellings on the site was dismissed on appeal because the Inspector concluded that development on this site would harm the High Weald National Landscape.	
837	Land at Little Oddyness Farm, Waterbury Hill, Horsted Keynes	5	The site was considered beyond Stage 2a due to its proximity to Horsted Keynes although further assessment of the site confirms it is disconnected. As the site has long views, the site is likely to be visible from wider viewpoints. In addition, Waterbury Hill is a narrow lane with no footways. The site is within the High Weald National Landscape and the provision of new homes is at a scale that will not deliver any additional on-site infrastructure. On balance, the development of this site for new housing does not outweigh the harm to the Protected Landscape.	Not suitable for further testing.
893	Land west of Church Lane, Horsted Keynes	38	The site is contiguous to the built-up area boundary along its southern boundary, however, it is on one side of a steep valley. Development of the site is not likely to reflect the historic settlement pattern and would impact the Conservation Area. The site is within the High Weald National Landscape and the provision of new homes is at a scale that will not deliver any additional on-site infrastructure. On balance, the development of this site for new housing does not outweigh the harm to the Protected Landscape. A previous application scheme for 9 dwellings on the site was dismissed on appeal because the Inspector concluded that development on this site would harm the High Weald National Landscape.	Not suitable for further testing.

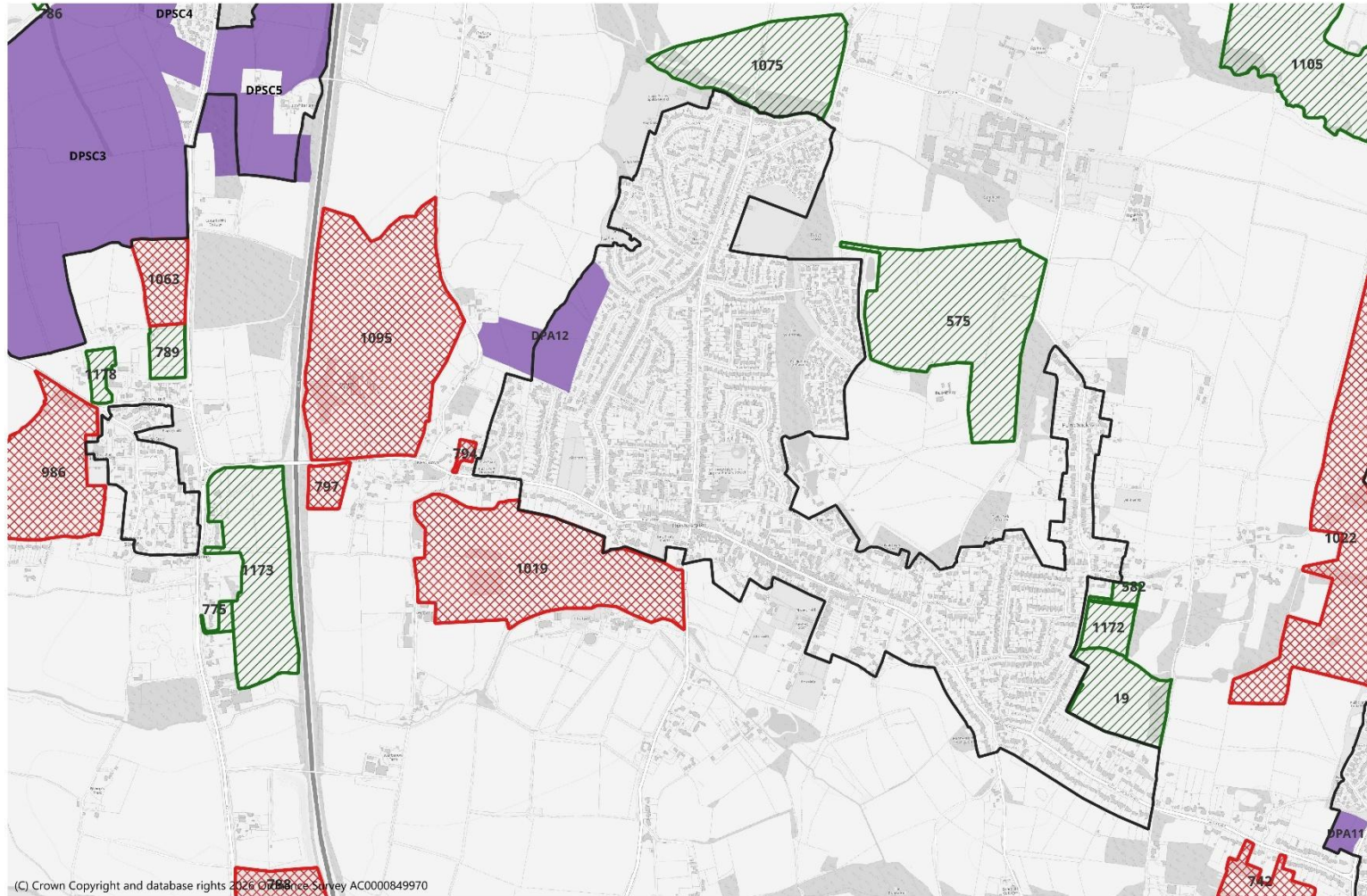
945	Lucas Farm, Birch Grove Road, Horsted Keynes	30	The site is contiguous to the built-up area boundary and allotments. Whilst it could be option for development as it is a small field parcel, the access to this site would be long and would cut across another field from Birchgrove Road which would introduce an urbanising form into a rural area and potentially impact the setting of a listed building. The site is within the High Weald National Landscape and the provision of new homes is at a scale that will not deliver any additional on-site infrastructure. On balance, the development of this site for new housing does not outweigh the harm to the Protected Landscape.	Not suitable for further testing.
971	Jeffrey's Farm Southern Fields	20	Development of the site would cross the settlement boundary of Sugar Lane and would extend Horsted Keynes to the west into open countryside. The site together with SHELAA ID: 68 and 69, forms a larger land option that could be considered together, however, this wider cluster is not available for development. The site is within the High Weald National Landscape and the provision of new homes is at a scale that will not deliver any additional on-site infrastructure. On balance, the development of this site for new housing does not outweigh the harm to the Protected Landscape.	Not suitable for further testing.
1021	King Field to north of Ludwell, Station Road, Horsted Keynes	20	The site is adjacent to the built-up area boundary, however, it is disconnected from the settlement as the access to the site is from Waterbury Hill. In addition, Waterbury Hill is a narrow lane with no footways. It is unlikely that pedestrian connectivity could be achieved from a point in the site closer to the settlement due to the nearby built development. The site would extend the settlement north into open countryside. The site is within the High Weald National Landscape and the provision of new homes is at a scale that will not deliver any additional on-site infrastructure. On balance, the development of this site for	Not suitable for further testing.

			new housing does not outweigh the harm to the Protected Landscape.	
1051	Land south of The Old Police House Field, Danehill Lane, Horsted Keynes	20	The site is adjacent to the built-up area boundary and would represent an extension to a previous allocation (SA28 in the Site Allocations DPD). The site would extend the built form down Danehill Lane into open countryside. It would be disconnected from the main settlement unless it could be connected to the previous allocation to the north. It is understood that a current application for the previous allocation to the north includes part of this site for use as open space and a balancing pond. This means that it could be difficult to deliver the site. The site is within the High Weald National Landscape and the provision of new homes is at a scale that will not deliver any additional on-site infrastructure. On balance, the development of this site for new housing does not outweigh the harm to the Protected Landscape.	Not suitable for further testing.
1052	Lucas Farm (whole farm), Birchgrove Road, Horsted Keynes	250	The site would be major development in the High Weald National Landscape. There would be loss of enjoyment for users of the PROW that crosses the site. Whilst it is a large yield and would deliver a number of homes, it is not of a scale sufficient to facilitate additional infrastructure benefits. On balance, the development of this site for new housing does not outweigh the harm to the Protected Landscape.	Not suitable for further testing.

Sites for Further In-Combination Testing

ID	Site	Yield	Justification	Conclusion
	No sites.			

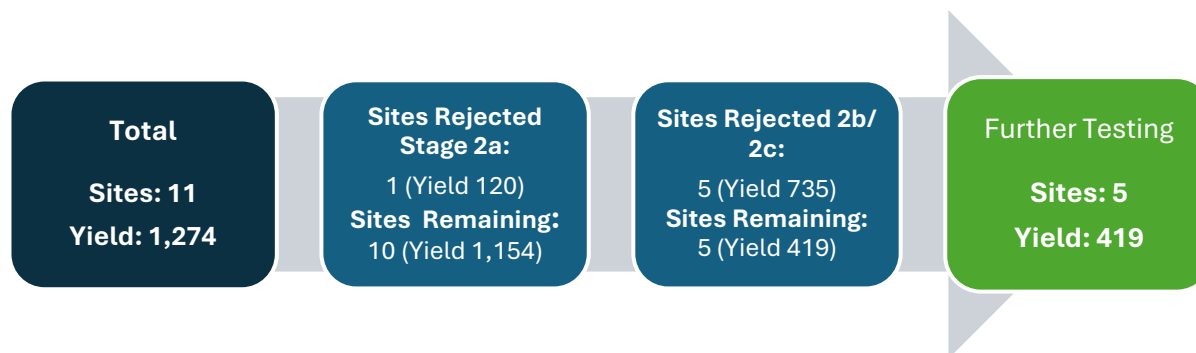
Hurstpierpoint



Hurstpierpoint

- | | |
|----------------------------------|--------------------------------------|
| Sites for In-Combination Testing | District Plan - Housing Allocations |
| Additional Sites | Built Up Area Boundary |
| Rejected | High Weald National Landscape (AONB) |





Hurstpierpoint is in the south of the district. Hurstpierpoint is a category 2 settlement (larger village). The village provides a range of key services including primary school, GP, library, recreation ground, a choice of retail and food outlets and employment opportunities. The majority of the High Street is within the Hurstpierpoint Conservation Area. A second conservation area (Langton Conservation Area) is located west of the village. The South Downs National Park boundary is immediately adjacent to part of the village’s southern built-up area boundary. There is one proposed District Plan allocation - DPA12: Land west of Kemps for 90 dwellings.

Sites Rejected at Stage 2a

ID	Site	Yield	Justification	Conclusion
798	Dumbrells Farm, Dumbrells Farm Way	120	The site lies east of the A23/ A2300 junction between Hickstead to the east and Burgess Hill to the east. Hickstead is a category 5 settlement with no defined built-up area boundary. The BUAB of Burgess Hill is approximately 650m east of the site. This is therefore considered physically separate and disconnected from any existing settlement.	Not suitable for further consideration.

Sites Rejected at Stage 2b or 2c

ID	Site	Yield	Justification	Conclusion
794	Land at Benfell LTD, Albourne Road, Hurstpierpoint	8	The site is still in active employment use and therefore conflicts with SA34 safeguarding existing employment sites and should be retained for employment use.	Not suitable for further testing.
797	Land West of Pakyns Cottage, Albourne Road, Hurstpierpoint	31	The site is located between Hurstpierpoint to the east and Albourne to the west. The site was considered beyond Stage 2a due to its proximity to the defined built-up area boundary. Upon further assessment, it is concluded that the site remains poorly located in relation to key services and facilities. Therefore, the site is not considered suitable for further testing.	Not suitable for further testing.
800	Land West of The Grange, Hurstpierpoint	9	<p>The site is contiguous to the defined built-up area boundary of Hurstpierpoint to the east. The site is immediately adjacent to the Langton Conservation Area and Archaeological Notification Area. In addition, the Grade II listed building of Box House Farm is located southwest of the site. It is therefore considered a sensitive site in terms of heritage. Furthermore, information submitted shows access proposed off of Langton Lane which is a single track rural road. It is not clear whether a suitable and safe access can be achieved.</p> <p>The site seeks to provide 9 homes. A site of this scale could potentially be delivered within the first five years of the Plan's adoption. However, on balance, it is considered that development of the site would not outweigh the harm caused to the nearby heritage assets. Safe and suitable access needs to be demonstrated. Therefore, the site is not considered suitable for further testing.</p>	Not suitable for further testing.

1019	Grange Farm, BullFinch Lane Hurstpierpoint	187	<p>The site is contiguous to the defined built-up area boundary of Hurstpierpoint to the north. The site is immediately adjacent to both the Langton Conservation Area and Hurstpierpoint Conservation Area. An Archaeological Notification Area also lies immediately adjacent to part of the site's northern boundary. To the northeast a number of Grade II listed buildings and a Grade I* listed building are located adjacent or in close proximity to the site. A further Grade II listed building is located in close proximity to the site's northwestern corner. The site is considered to be sensitive in heritage terms.</p> <p>In addition, the site's eastern boundary is adjacent to the boundary of the South Downs National Park. It is considered that development of the site could potentially impact on the Park's setting.</p> <p>Two parcels of ancient woodland are located within the western part of the site. Along the site's southern boundary area areas at risk of both fluvial and surface water flooding. The flood risk areas follow the 'Danny Lake' watercourse along the southern boundary and extend north into the site. Information submitted increases the yield from that previously assessed and suggests development within some of the challenging and sensitive areas of the site.</p> <p>The site seeks to provide 187 homes. A site of this scale could potentially contribute to the five-year housing land supply. However, on balance, it is considered that development of the site would not outweigh the harm caused to the nearby heritage assets and potential setting of the SDNP. Therefore, the site is not considered suitable for further testing.</p>	Not suitable for further testing.
1095	Land at West Town Farm Hurstpierpoint	500	The site is not contiguous to the defined built-up area boundary of Hurstpierpoint to the east. The site is located	Not suitable for further testing.

			<p>between the settlements of Hurstpierpoint and Albourne in the west. Development of the site risks the coalescence between the two settlements. The site is adjacent to the Langton Conservation Area and Archaeological Notification Area. In addition, three Grade II listed buildings are in close proximity of the site. It is therefore considered a sensitive site in terms of heritage.</p> <p>The site seeks to provide 500 homes, as well as other mixed uses (employment, commercial, leisure). A site of this scale could potentially contribute to the five-year housing land supply. On balance, it is considered that development of the site would not outweigh the harm caused to the nearby heritage assets and potential coalescence. Therefore, the site is not considered suitable for further testing.</p>	
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Sites for Further In-Combination Testing

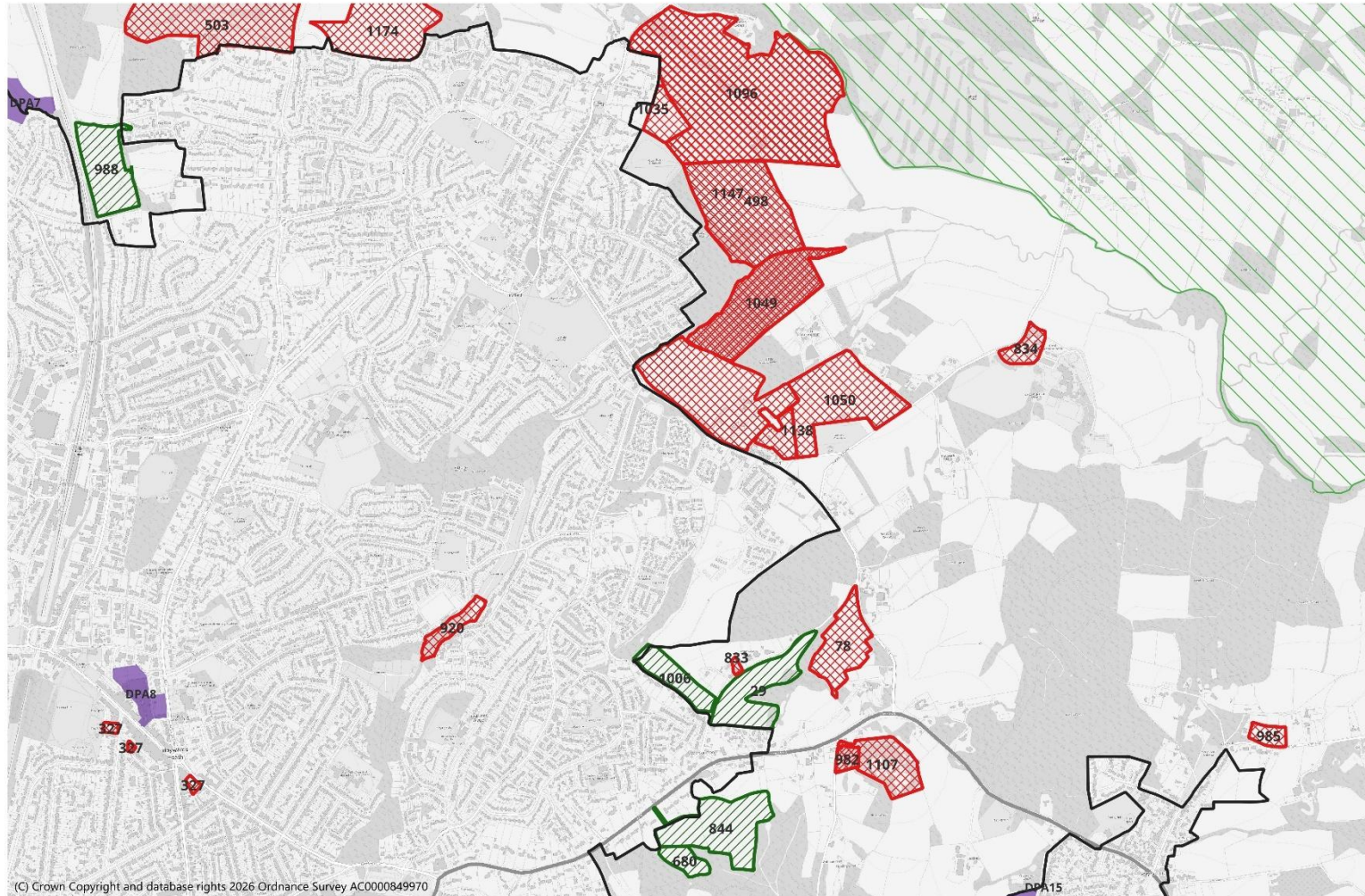
ID	Site	Yield	Justification	Conclusion
19	Land east of College Lane, Hurstpierpoint	75	<p>The site is contiguous to the defined built-up area boundary of Hurstpierpoint to the west and south. The site is relatively well related to the eastern part of Hurstpierpoint and well contained by existing trees to the north, east and south.</p> <p>Information submitted shows a slight reduction in the number of homes proposed. Access is proposed from College Lane. The access point is opposite an Archaeological Notification Area and near to a Grade II listed building. The illustrative plan provided by the promoter suggests that the development line is pushed back into the site.</p>	Site considered suitable for further testing.

			The site seeks to provide 75 homes. A site of this scale has the potential to contribute to the five-year housing land supply. It is considered that the site should be further tested.	
575	Land north east of Hurstpierpoint	150	<p>The site is adjacent to the defined built-up area boundary of Hurstpierpoint to the south. The site forms a northwards extension to the settlement along Cuckfield Road.</p> <p>The site is near to Grade II listed buildings to the north and east and Hurst Wickham Conservation Area to the southeast. Is it also within an Archaeological Notification Area. It is therefore considered sensitive in heritage terms. Information submitted by the promoter highlights that, as the site has progressed, the yield has been reduced and the distance between the heritage assets and proposed development has increased. An area of open space is proposed to the north and east providing separation between the development and Hurst Wickham.</p> <p>The site seeks to provide 150 homes. A site of this scale has the potential to contribute to the five-year housing land supply. It is considered that the site should be further tested.</p>	Site considered suitable for further testing.
582	South of Hurst Wickham Barn, College Lane, Hurstpierpoint	9	<p>The site is partly contiguous to the defined built-up area boundary of Hurstpierpoint to the north. The site is relatively well related to the eastern part of Hurstpierpoint and well contained by existing trees to east and existing development to north and west.</p> <p>It has extant planning permission for the development of 1 dwelling (DM/22/1616) but has been recently submitted to be assessed for 9 dwellings.</p>	Site considered suitable for further testing.

			<p>The site is adjacent to the southeastern corner of the Hurst Wickham Conservation Area (HWCA). Through the above planning application, this field was concluded to be within the setting of the HWCA. The site may be potentially sensitive to the increase in yield. Information submitted seeks to demonstrate that development in this location can be sympathetic, albeit the evidence relates to a proposal of 5 dwellings.</p> <p>The site seeks to provide 9 homes. A site of this scale has the potential to be delivered within five years of the Plan's adoption. It is considered that the site should be further tested.</p>	
1075	Land north of Willow Way and Talbot Mead, Cuckfield Road, Hurstpierpoint	150	<p>The site is adjacent to the defined built-up area boundary of Hurstpierpoint to the south. The site forms a northwards extension to the settlement along Cuckfield Road.</p> <p>The site is adjacent to an Archaeological Notification Area. The southern boundary of the site is at risk of fluvial flooding due to the watercourse which runs east to west. Areas of the site's northern and eastern boundary are at risk of surface water flooding.</p> <p>The site seeks to provide 150 homes. A site of this scale has the potential to contribute to the five-year housing land supply. It is considered that the site should be further tested.</p>	Site considered suitable for further testing.
1172	Land to the south of Hurst Wickham Barn, College Lane	35	<p>The site is partly contiguous to the defined built-up area of Hurstpierpoint to the west. The site is relatively well related to the eastern part of Hurstpierpoint and well contained by existing trees to east. The southern part of the site is at risk of surface water flooding. Information submitted by the</p>	Site considered suitable for further testing.

			<p>promoter suggests that development will be located outside the area at risk of flooding.</p> <p>Access is proposed from College Lane. The access point is near to an Archaeological Notificiation Area and near to a Grade II listed building. The site may be potentially sensitive in heritage terms to the location of development.</p> <p>The site seeks to provide 35 homes. A site of this scale has the potential to be delivered within five years of the Plan's adoption. It is considered that the site should be further tested.</p>	
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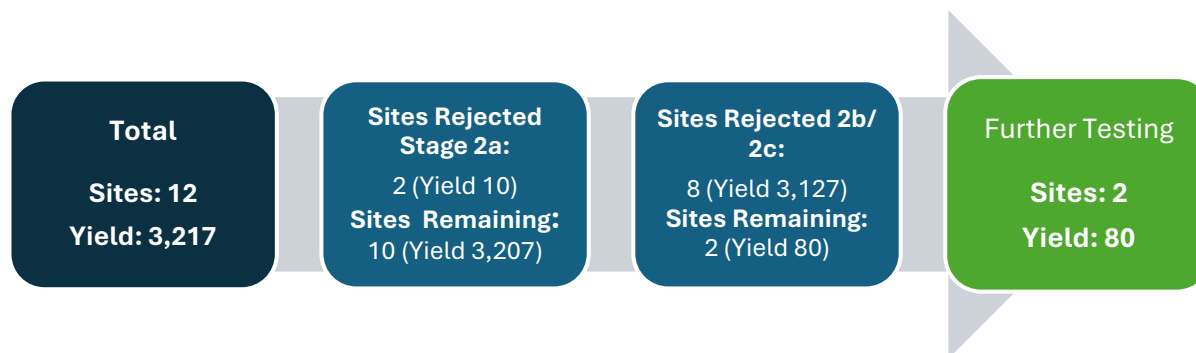
Lindfield



Lindfield

- Sites for In-Combination Testing
- Additional Sites
- Rejected
- District Plan - Housing Allocations
- Built Up Area Boundary
- High Weald National Landscape (AONB)





Lindfield is located northeast of Haywards Heath. Lindfield is a Category 2 settlement (larger village) acting as a local service centre providing key services in the rural area of Mid Sussex and the wider hinterland and benefit from a good range of services and facilities, including employment opportunities and access to public transport. Facilities in Lindfield include a primary school, recreation ground, cricket club, bowling club, churches, play areas, a High Street with a variety of pubs, shops and restaurants.

Sites Rejected at Stage 2a

ID	Site	Yield	Justification	Conclusion
833	The Snowdrop Inn, Snowdrop Lane, Lindfield	5	The site is disconnected from the defined built -up area and settlement boundary. In addition, Snowdrop Lane is very narrow and there is no footpath along Snowdrop Lane to be able to access Lindfield or Haywards Heath.	Not suitable for further consideration.
982	Land west of Awbrook House Lewes Road Lindfield	5	The site is disconnected from the defined built -up area and settlement boundary. In addition, there is no footpath along Haywards Heath Road to be able to safely access Lindfield or Haywards Heath from the site.	Not suitable for further consideration.

Sites Rejected at Stage 2b or 2c

ID	Site	Yield	Justification	Conclusion
498	Land northeast of Lindfield	300	This site is in close proximity to the defined built-up area and settlement boundary; however, this site is landlocked and therefore presents access issues.	Not suitable for further testing.
1035	Land east of Old Place Cottage, High Street	40	<p>The northwestern part of this site is adjacent to the defined built-up area and settlement boundary and therefore could represent a sustainable extension. The entire western boundary of the site is adjacent to Lindfield Conservation Area; therefore, it is a sensitive site in terms of heritage. In addition, the access to this site is unknown.</p> <p>Whilst the site seeks to provide 40 dwellings and is adjacent to the defined built-up area and settlement boundary, it is considered that due to its sensitive location adjacent to Lindfield Conservation Area, the benefits of development would not outweigh the harm to the heritage asset.</p>	Not suitable for further testing.
1049	Little Walstead Farm, (north parcel only), Lindfield	300	The site is in close proximity to the defined built-up area and settlement boundary; however, this site is landlocked and therefore presents access issues. In addition, part of the southern boundary is adjacent to an area of Ancient Woodland.	Not suitable for further testing.
1050	Little Walstead Farm, (south parcel only), Lindfield	237	This site is disconnected from, but in close proximity to, the defined built-up area and settlement boundary. Part of the sites southern boundary is adjacent to a designated Local Wildlife Site (LWS) and part of the sites northern boundary is adjacent to an area of Ancient Woodland. In addition, the	Not suitable for further testing.

			<p>site is also in close proximity to a number of listed buildings and the non-designated heritage asset of Walstead Grange.</p> <p>Whilst the site seeks to provide 237 dwellings, it is considered that the site is disconnected from the built-up area and therefore has a poor relationship with Lindfield and Haywards Heath. In addition, there are a number of constraints presented in close proximity to the site and no information has been submitted from the promoter as to how these could be mitigated.</p>	
1096	Land at Hangmans Acre Farm Lindfield	450	<p>The northwestern part of the site is adjacent to the defined built-up area and settlement boundary and the Lindfield Conservation Area, but the rest of the site is disconnected. The site is also adjacent to the High Weald National Landscape to the east. In addition, the access to this site is unknown.</p> <p>Whilst the site seeks to provide 450 dwellings, due to the site's proximity to the heritage asset and the National Landscape, development of this site is sensitive, and it is not considered that benefit of development here would outweigh the harm to these.</p>	Not suitable for further testing.
1138	Land at The Paddock, East Mascalls Lane	20	<p>This site is disconnected from, but in close proximity to, the defined built-up area and settlement boundary. The site is in close proximity to a designated Local Wildlife Site (LWS). In addition, the site is also in close proximity to a listed buildings and the non-designated heritage asset of Walstead Grange.</p> <p>Whilst the site seeks to provide 20 dwellings, due to the site's proximity to the heritage assets and Local Wildlife</p>	Not suitable for further testing.

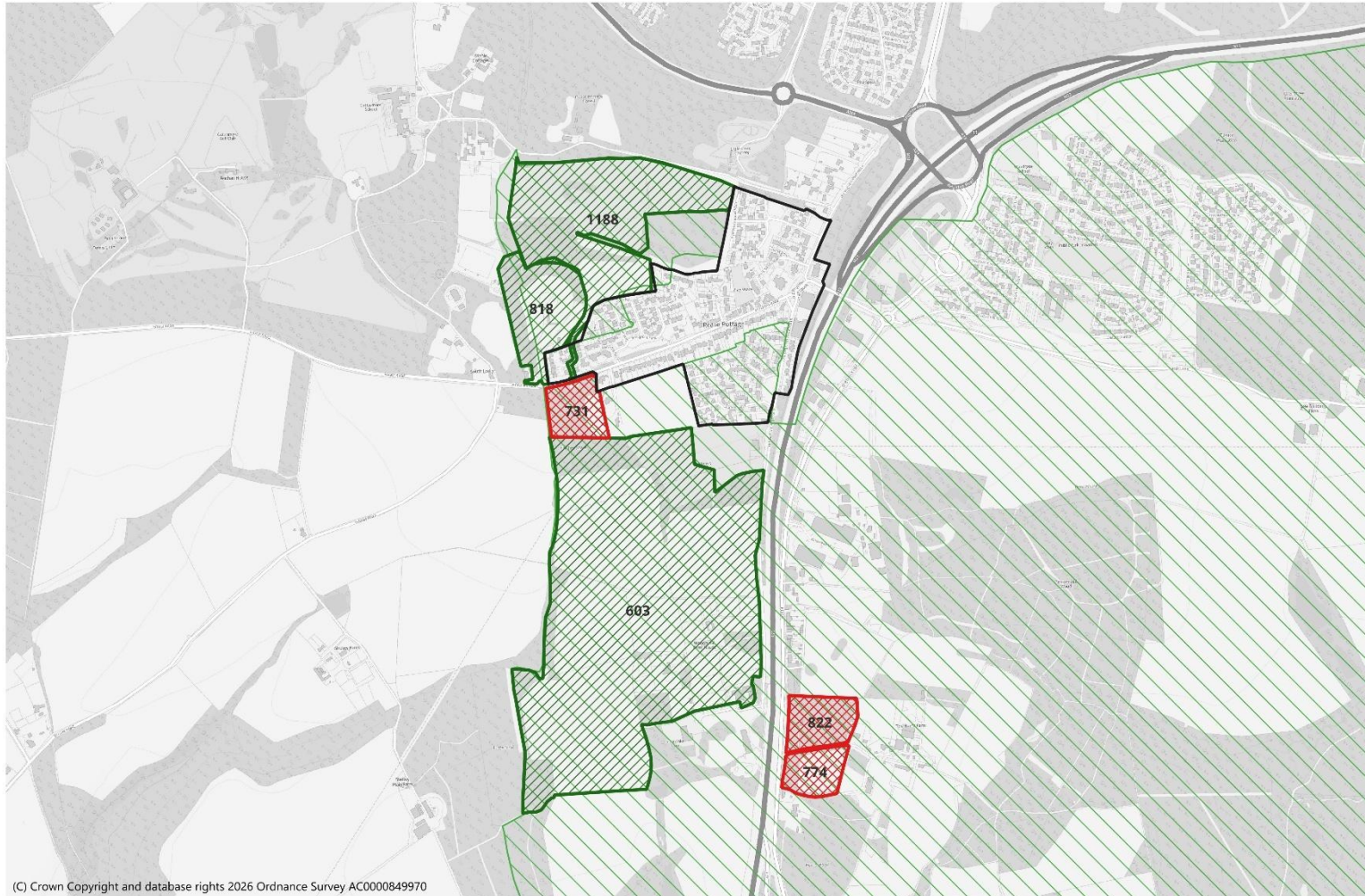
			Site, development of this site is sensitive, and it is not considered that benefit of development here would outweigh the harm to these.	
1147	Land at Hangman's Acre and Little Walstead, Lindfield	1700	<p>This site is a combination of sites 498, 1049 and 1096.</p> <p>Although the northwestern part of the site is adjacent to the defined built-up area and settlement boundary and therefore could represent a sustainable extension, the northern part of the site is sensitive to development it is adjacent to the Lindfield Conservation Area, and adjacent to the High Weald National Landscape to the east. The site is also adjacent to an area of Ancient Woodland in the south.</p> <p>In addition to the above, the access to this site is unknown and there has been no information from the promoter with regards to how this site could come forward.</p>	Not suitable for further testing.
1174	Land at High Beech Lane	80	<p>This site is adjacent to the defined built-up area and settlement boundary and therefore could represent a sustainable extension. The eastern part of the site is adjacent to an area of Ancient Woodland.</p> <p>Although this site is adjacent to the defined built-up area and settlement boundary and seeks to provide 80 dwelling, it is considered that due to the distance to facilities and services it has a poor relationship with Haywards Heath. In addition, there are potential access issues due to the steep topography around the southern part of the site. It is therefore considered on balance that the site is not suitable for further testing.</p>	Not suitable for further testing.

Sites for Further In-Combination Testing

ID	Site	Yield	Justification	Conclusion
29	Land off Snowdrop Lane, Lindfield, Haywards Heath	50	<p>The southern boundary of this site is adjacent to the defined built-up area and settlement boundary and therefore could represent a sustainable extension. Part of the southern boundary is adjacent to the Lewes Road Conservation Area. There is an area of Ancient Woodland which wraps around the eastern and part of the northern boundary of the site.</p> <p>The information submitted shows that access to the site is proposed from Snow Drop Lane. The proposed layout shows development in the southern part of the site adjacent to the built-up area and that there is an area of open space proposed to the eastern and northern part of the site adjacent to the Ancient Woodland.</p> <p>Due to this site's location adjacent to the built-up area and the information submitted as part of the review which sets out how any constraints, such as Ancient Woodlad, could be mitigated, it is considered suitable for further testing.</p>	Suitable for further testing.
1006	Land to the north of Lyoth Lane, Lindfield	30	<p>The southern and western boundary of this site is adjacent to the defined built-up area and settlement boundary and therefore could represent a sustainable extension. There is a Listed Building on the opposite side of Lyoth Lane towards the western part of the site.</p> <p>Information submitted shows that access to the site is proposed from Snow Drop Lane and that an area of open</p>	Suitable for further testing.

			<p>space is proposed on western part of the site to protect the setting of the heritage asset on Lyoth Lane.</p> <p>This site is relatively unconstrained and is located adjacent to the built-up area. The information submitted as part of the review sets out how any constraints, such as the listed building could be mitigated. It is therefore considered that this site is considered suitable for further testing.</p>	
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Pease Pottage

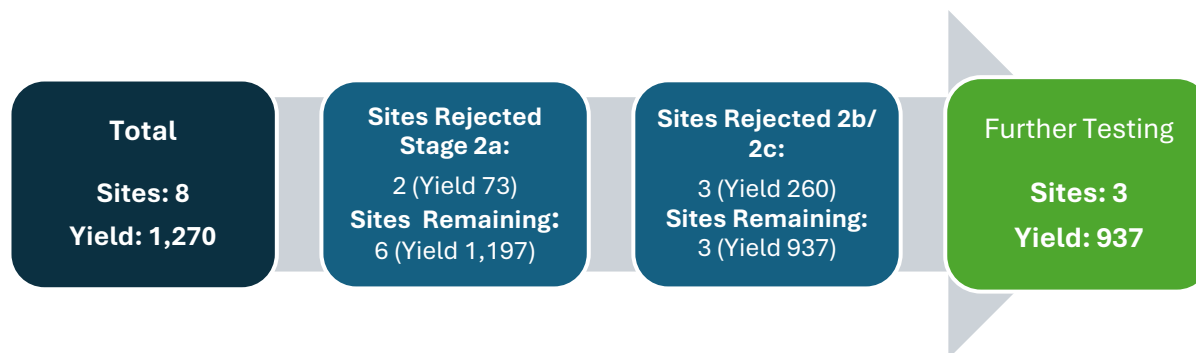


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Pease Pottage

- Sites for In-Combination Testing
 - Additional Sites
 - Rejected
- District Plan - Housing Allocations
- Built Up Area Boundary
- High Weald National Landscape (AONB)





Pease Pottage is located in the north of the district, adjacent to Crawley, on the western side of the A23. Pease Pottage is a Category 3 settlement (medium village) characterised as providing essential services for the needs of their own residents and immediate surrounding communities. Whilst more limited, these can include key services such as primary schools, shops, recreation and community facilities often shared with neighbouring settlements. Facilities in Pottage include a pub, a village hall, a recreation ground and a play area. A primary school and a convenience shop are located in the new Woodgate development to the east of Pease Pottage on the eastern side of the A23.

Sites Rejected at Stage 2a

ID	Site	Yield	Justification	Conclusion
774	Land at Tilgate Forest Lodge, Brighton Road, Pease Pottage	33	The site is disconnected from the defined built-up area and settlement boundary of Pease Pottage. This site is located on the eastern side of the A23 whilst the defined settlement of Pease Pottage is on the western side of the A23. The site is therefore physically separated, and this presents limited ability to access Pease Pottage.	Not suitable for further consideration.

822	Land west of Cedar Cottage, Tilgate Forest Lodge, Brighton Road, Pease Pottage	40	The site is disconnected from the defined built-up area and settlement boundary of Pease Pottage. This site is located on the eastern side of the A23 whilst the defined settlement of Pease Pottage is on the western side of the A23. The site is therefore physically separated, and this presents limited ability to access Pease Pottage.	Not suitable for further consideration.
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Sites Rejected at Stage 2b or 2c

ID	Site	Yield	Justification	Conclusion
219	Land at former Driving Range, Horsham Road, Pease Pottage	75	<p>The southern boundary of this site is contiguous to the defined built-up area and settlement boundary of Pease Pottage and therefore it could represent a sustainable extension to Pease Pottage. Pease Pottage is also located close to Crawley and therefore this site could assist in meeting their unmet housing needs.</p> <p>The site is in the High Weald National Landscape where any development of the site would need to be carefully considered.</p> <p>There is an area of Ancient Woodland (Horsham Corner) to the west of the site which extends partially into the site and another area to the northeast of the site.</p> <p>The information submitted proposes no onsite infrastructure alongside the proposed housing.</p> <p>The information submitted proposes access to the site through Foresters Way which is a development to the south of the site and residential use in the eastern part of the site</p>	Not suitable for further testing.

			<p>adjacent to the existing built-up areas of Pease Pottage (Hansom Way and Brougham Lane). It is acknowledged that the access road to the site is within the 15m would need to be located within the required 15m buffer for the western area of Ancient Woodland. The site promoter has submitted an ecological technical note which sets out potential mitigation to ensure there are no direct or indirect impacts upon the Ancient Woodland as a result of the proposed development. It is considered that further information and work would be required to ascertain whether this proposal is acceptable or not.</p> <p>Whilst this site seeks to provide 75 dwellings, due to its location within the High Weald National Landscape, and the potential harm the access may have on the Ancient Woodland, it is considered on balance that the harm would not be outweighed by the benefits.</p>	
674	Land north of Pease Pottage, West of Old Brighton Road, Pease Pottage	180	<p>A small part of the eastern boundary is adjacent to the defined built-up area and settlement of Pease Pottage and could represent a sustainable extension to the village. Pease Pottage is located close to Crawley and therefore this site could assist in meeting their unmet housing needs.</p> <p>The site is in the High Weald National Landscape where any development of the site would need to be carefully considered.</p> <p>There is an area of Ancient Woodland (Pease Pottage Shaw) to the east of the site.</p> <p>In terms of access, this site is landlocked if brought forward on its own, however the information submitted sets out that</p>	Not suitable for further testing.

			<p>there is an agreement in principle between this site and site 219 to ensure that access can be taken through site 219 into site 674 to the north.</p> <p>Whilst this site seeks to provide 180 dwellings, this site, on its own, without access from site 219 is landlocked and therefore is not considered suitable for further testing.</p>	
731	Land to west of 63 Horsham Road, Pease Pottage	5	<p>This site is contiguous with the defined built-up area and settlement boundary in the northeast corner and therefore could represent a sustainable location for development. However, it is located within the High Weald National Landscape.</p> <p>In addition, the majority of the site is covered by Ancient Woodland, except the southeastern part.</p> <p>Due to the configuration of the Ancient Woodland on the site, it would not be possible to facilitate development without the loss of Ancient Woodland. Even if the loss of Ancient Woodland to provide access to the southeast developable area was deemed acceptable, the part of the site which could be developed, it would not functionally relate well to the existing village and pattern of development. Therefore, due to the number of homes that could be provided on the site, it is not considered that the loss / direct harm to the Ancient Woodland outweigh the benefits.</p>	Not suitable for further testing.

Sites for Further In-Combination Testing

ID	Site	Yield	Justification	Conclusion
603	Land to the West of Woodhurst Farm, Old Brighton Road South, Pease Pottage	700	<p>The site is well located to the existing southern extent of Pease Pottage and could represent a sustainable extension to the village. Pease Pottage is also located close to Crawley and therefore this site could assist in meeting their unmet housing needs.</p> <p>The site is within the High Weald National Landscape and therefore any development of the site would need to be carefully considered including an assessment of major development.</p> <p>The site includes four parcels of Ancient Woodland, including Finches Field and Finches Shaw in the north and east of the site. Based on the information submitted by the site promoter, it is understood that a scheme layout could be achieved which avoids harm to all four parcels of Ancient Woodland.</p> <p>Given the scale of the site, there is a need to carefully consider accessibility to community facilities and how car-based trips will be minimised. The northern part of the site is approximately 1.3km from Woodgate Primary School, which is located in the Woodgate District Plan allocation [DP10] and 1.1km from the shop on the same development. These distances extend to approximately 1.8km from the school and 1.6km from the shop from the southern part of the site.</p>	Suitable for further testing.

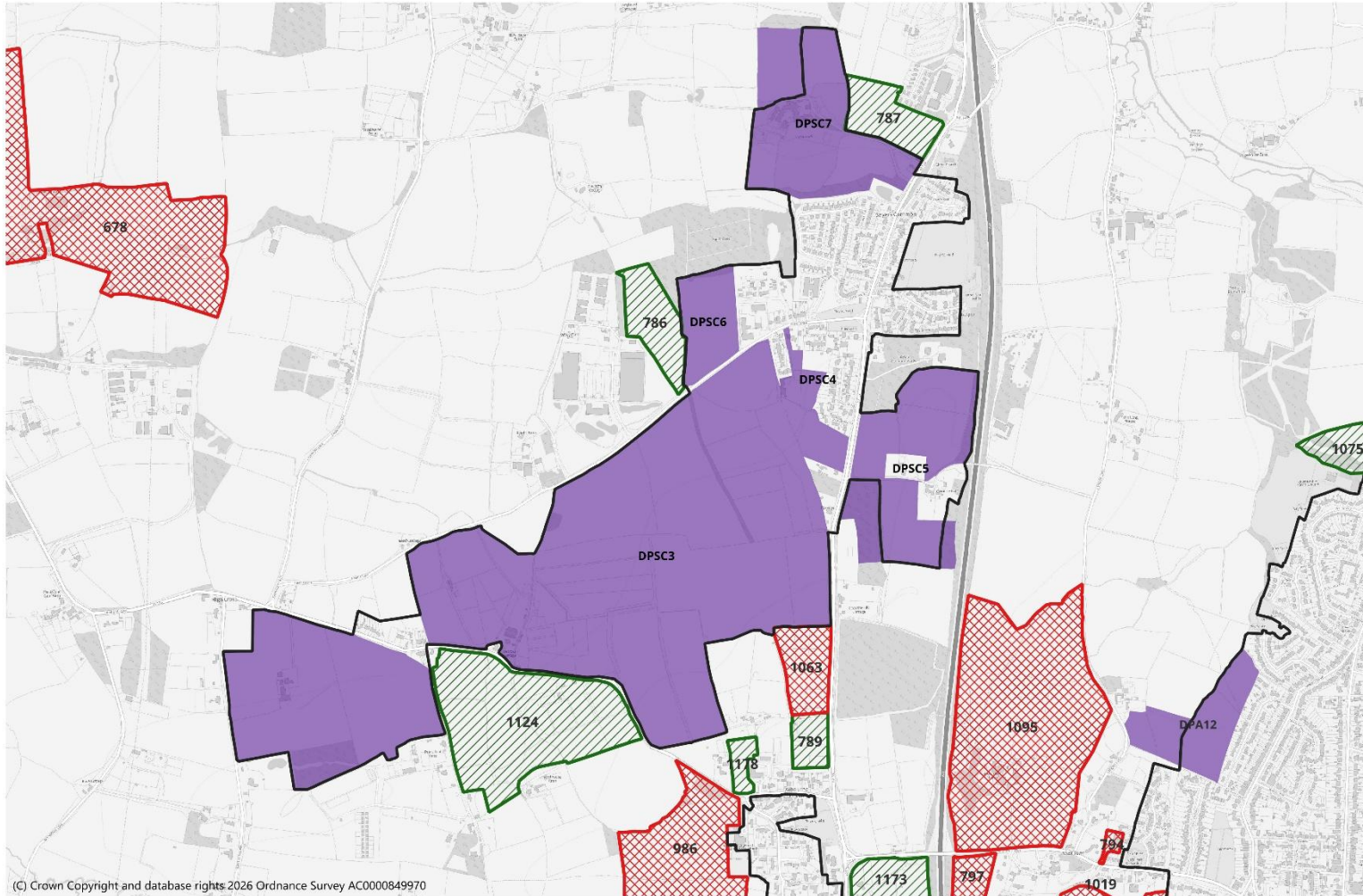
			<p>The information submitted states that the site could potentially provide for community uses alongside upgraded sports pitches onsite and bus routes, as well as the potential to upgrade Woodgate Primary School to full 2FE status. It also shows a proposed footpath from the development through to Old Brighton Road South, just south of The Hemsleys. Given the facilities that would be provided on-site, the limited existing facilities in the defined settlement of Pease Pottage (pub and community hall) and distance to the Woodgate development (school and shop), the relationship / accessibility to these from the site will be important in any proposal.</p> <p>In summary, the site seeks to provide 700 homes, which due to the site's location near to Crawley could assist in meeting unmet need in Crawley but national planning guidance would need to be taken into account. The site also seeks to provide some onsite community facilities to assist with the sustainability of the site. Although the site is located within the High Weald National Landscape, it is considered that the site merits further consideration to ascertain whether the benefits of development in this location outweigh any harm to the National Landscape. Connections and accessibility to the facilities in the existing village and the Woodgate development will be key to any proposal.</p>	
818	Land north of the Former Golf House, Horsham Road, Pease Pottage	41	The southern boundary of this site is adjacent to the defined built-up area and settlement boundary of Pease Pottage and therefore could represent a sustainable extension to the village. Pease Pottage is also located close to Crawley and therefore this site could assist in meeting their unmet housing needs.	Suitable for further testing.

			<p>In addition, the site is in current employment use and therefore conflicts with SA34 safeguarding existing employment sites and should be retained for employment use. The site promoter is proposing to re-provide the employment space as part of any future development. Therefore, the site could provide additional benefits from new homes, whilst ensuring existing employment provision is retained/re-provided.</p> <p>Overall, the site being contiguous with the settlement boundary, the site's current use and the proposed re-provision of the employment space as part of any development, it is considered on balance that there is the potential for the benefits of 41 homes along with the employment use to outweigh the harm on the National Landscape.</p>	
1188	Land at Pease Field, Pease Pottage	196	<p>This site is a combination of site 219 and site 674. Both sites currently comprise redundant golf course land which means the site is potentially less sensitive in landscape terms.</p> <p>The southern boundary and parts of the eastern boundary of this site are adjacent to the defined built-up area and settlement boundary of Pease Pottage. and therefore, could represent a sustainable extension to the village. Pease Pottage is also located close to Crawley and therefore this site could assist in meeting their unmet housing needs.</p> <p>This site is within the High Weald National Landscape and would comprise major development.</p>	Suitable for further testing.

			<p>It is also adjacent to two areas of Ancient Woodland – one to the east of the site (Pease Pottage Shaw) and one to the west of the site (Horsham Corner), with the site extent falling within the buffer areas.</p> <p>To access the developable area which is to the east and north of the site, an access road would need to be located within the required 15m buffer for the eastern parcel of Ancient Woodland (Horsham Corner). The site promoter has submitted an ecological technical note which sets out potential mitigation to ensure there are no direct or indirect impacts upon the Ancient Woodland as a result of the proposed development. It is considered that further information and work would be required to ascertain whether this proposal is acceptable or not.</p> <p>The information submitted does not suggest that any community infrastructure will be provided onsite as part of the development. The information submitted shows a number of potential pedestrian access points on the eastern part of the site to connect through to Whalebone Wood Road, Brougham Lane and The Hemsleys to then access the existing village of Pease Pottage. To access the Woodgate development from the site, it is about 1km.</p> <p>Due to the current use of the site as redundant golf course land and its location adjacent to the built-up area of Pease Pottage, it is considered that the site merits further consideration to ascertain whether the benefits of development in this location outweigh any harm to the National Landscape.</p>	
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			In addition, evidence has been submitted as to how any impacts on the Ancient Woodland can be mitigated, however, it is considered that further information and work would be required to ascertain whether this proposal is acceptable or not.	
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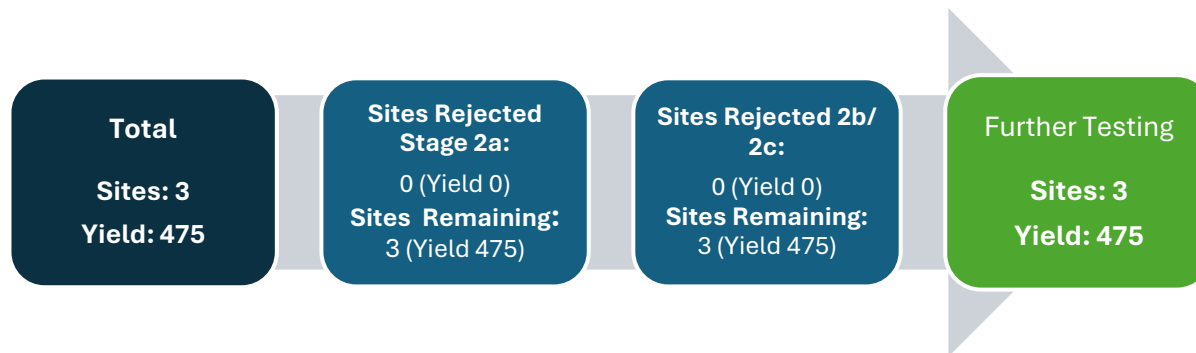
Sayers Common



Sayers Common

- | | |
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| <ul style="list-style-type: none">  Additional Sites  Rejected | <ul style="list-style-type: none">  District Plan - Housing Allocations  Built Up Area Boundary  High Weald National Landscape (AONB) |
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Sayers Common is located in the west of the district. Sayers Common is a category 3 settlement (medium sized village). The village has a range of services and facilities including village hall with community shop, a preschool, a recreation ground, public house and some employment opportunities. The village has had a number of residential commitments either recently complete or under construction. There are five proposed District Plan allocations totalling 2,516 dwellings: DPSC3: Land to the south of Reeds Lane (2,000 dwellings); DPSC4: Land at Chesapeake and Meadowview (26 dwellings); DPSC5: Land at Coombe Farm (210 dwellings); DPSC6: Land to the west of Kings Business Centre (80 dwellings); and DPSC7: Land at LVS Hassocks (210 dwellings). Together, the five sites form one of the three proposed Sustainable Communities in the District Plan.

Sites Rejected at Stage 2a

ID	Site	Yield	Justification	Conclusion
	No sites.			

Sites Rejected at Stage 2b or 2c

ID	Site	Yield	Justification	Conclusion
	No sites.			

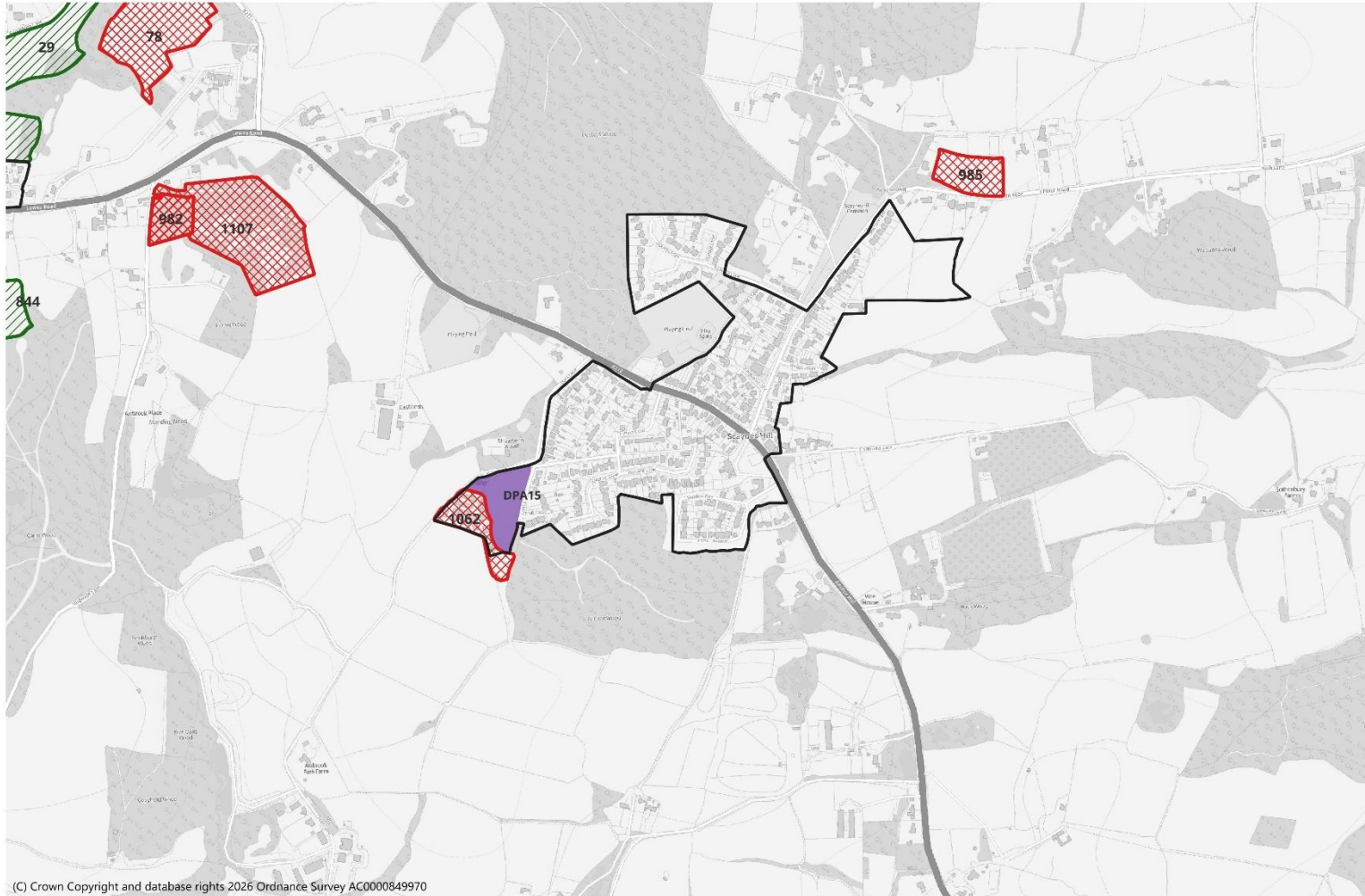
Sites for Further In-Combination Testing

ID	Site	Yield	Justification	Conclusion
786	Land east of Avtrade, Reeds Lane, Sayers Common	75	The site was considered beyond Stage 2a given it is adjacent to proposed allocation DPSC6: Land west of Kings Business Centre. It is also opposite the proposed significant site, DPSC3: Land to the south of Reeds Lane. The site is considered to be relatively well located to the facilities available within the village. Bus stops are also within walking distance to access other, higher tiered settlements for a wider range of services, at least in the short term until DPSC3 comes forward. An area at risk of surface water flooding is located along the site's eastern boundary. The site has few onsite constraints and seeks to deliver 75 homes in the Plan period. Therefore, it is considered that the site should be taken forward for further testing.	Suitable for further testing.
787	Land at Kingsland Lodge, London Road, Sayers Common	75	The site is close to the defined built-up area boundary of Sayers Common to the south. The site was considered beyond Stage 2a given it is adjacent to proposed allocation DPSC7: Land at LVS Hassocks. The site is considered to be relatively well located to the facilities available within the village. Bus stops are also nearby to access other, higher tiered settlements for a wider range of services, at least in	Suitable for further testing.

			<p>the short term until the significant site (DPSC3: Land to the south of Reeds Lane) comes forward.</p> <p>The site has few onsite constraints and seeks to deliver 75 homes in the Plan period. Therefore, it is considered that the site should be taken forward for further testing.</p>	
1124	West House Farm, Henfield Road	325	<p>The northern boundary and part of the site's western boundary are adjacent to the proposed DPSC3: Land to the south of Reeds Lane site allocation. The site is currently undeveloped land between the western and eastern parcels of DPSC3.</p> <p>Included within the submission documents, the promoter provided a statement of common ground (SoCG) between Riverdale (promoter of West House Farm) and Berkeley Latimer (promoter of DPSC3). The SoCG sets out that, should this site be allocated the parties will work collaboratively on issues such as connectivity, infrastructure and supporting the Masterplan approach set out in DPSC GEN. The Transport Scoping Note indicates the provision of a new shared foot/ cycleway southern side of Henfield Road.</p> <p>There are two Grade II listed buildings (West House Farm and Grounds of West House Farm (barn)) to the south of the site. Information submitted by the promoter shows that the buildings and grounds are outside of the area of development and the land south of these buildings are to remain as open space. The proposed open space would potentially retain some separation between of Albourne and DPSC3.</p> <p>The site seeks to deliver 325 homes. A site of this scale has the potential to contribute to the 5-year housing land</p>	Suitable for further testing.

			supply. The location of the site, in context of the proposed DPSC3 allocation, offers the opportunity for better place-making and supporting infrastructure delivery. Therefore, it is considered that the site should be taken forward for further testing.	
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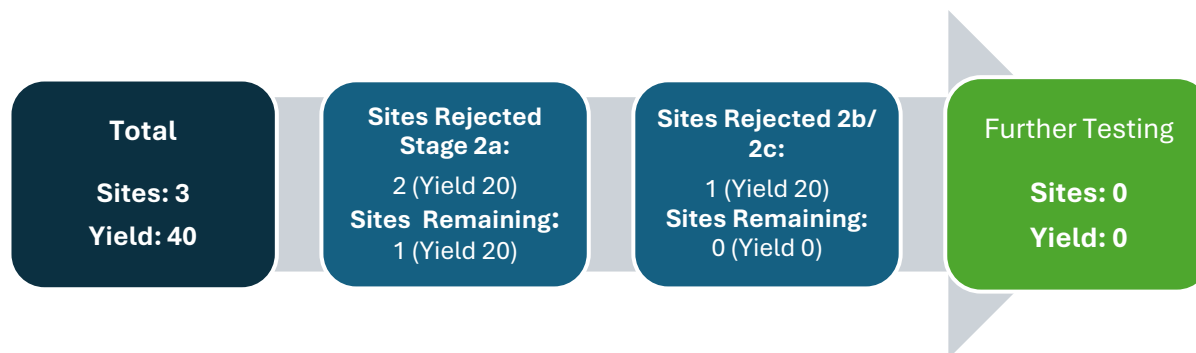
Scaynes Hill



Scaynes Hill

- | | |
|----------------------------------|--------------------------------------|
| Sites for In-Combination Testing | District Plan - Housing Allocations |
| Additional Sites | Built Up Area Boundary |
| Rejected | High Weald National Landscape (AONB) |





Scaynes Hill is located to the east of Haywards Heath. Scaynes Hill is a Category 3 settlement (medium village) characterised as providing essential services for the needs of their own residents and immediate surrounding communities. Whilst more limited, these can include key services such as primary schools, shops, recreation and community facilities often shared with neighbouring settlements. Facilities in Scaynes Hill include a pub, a petrol station and convenience shop, a primary school, a recreation ground and play area and village hall. There is a site allocation in Scaynes Hill – DPA15: Ham Lane Farm House, Ham Lane for 30 dwellings.

Sites Rejected at Stage 2a

ID	Site	Yield	Justification	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 of Scaynes Hill and Haywards Heath. In addition, there is no footpath along East Mascalls Lane to be able to safely access Haywards Heath from the site.	Not suitable for further consideration.
985	Land West of Nash Farm Nash Lane Scaynes Hill	6	The site is disconnected from the defined built-up area and settlement boundary. In addition, there is no footpath along Church Road to be able to safely access Scaynes Hill from the site.	Not suitable for further consideration.

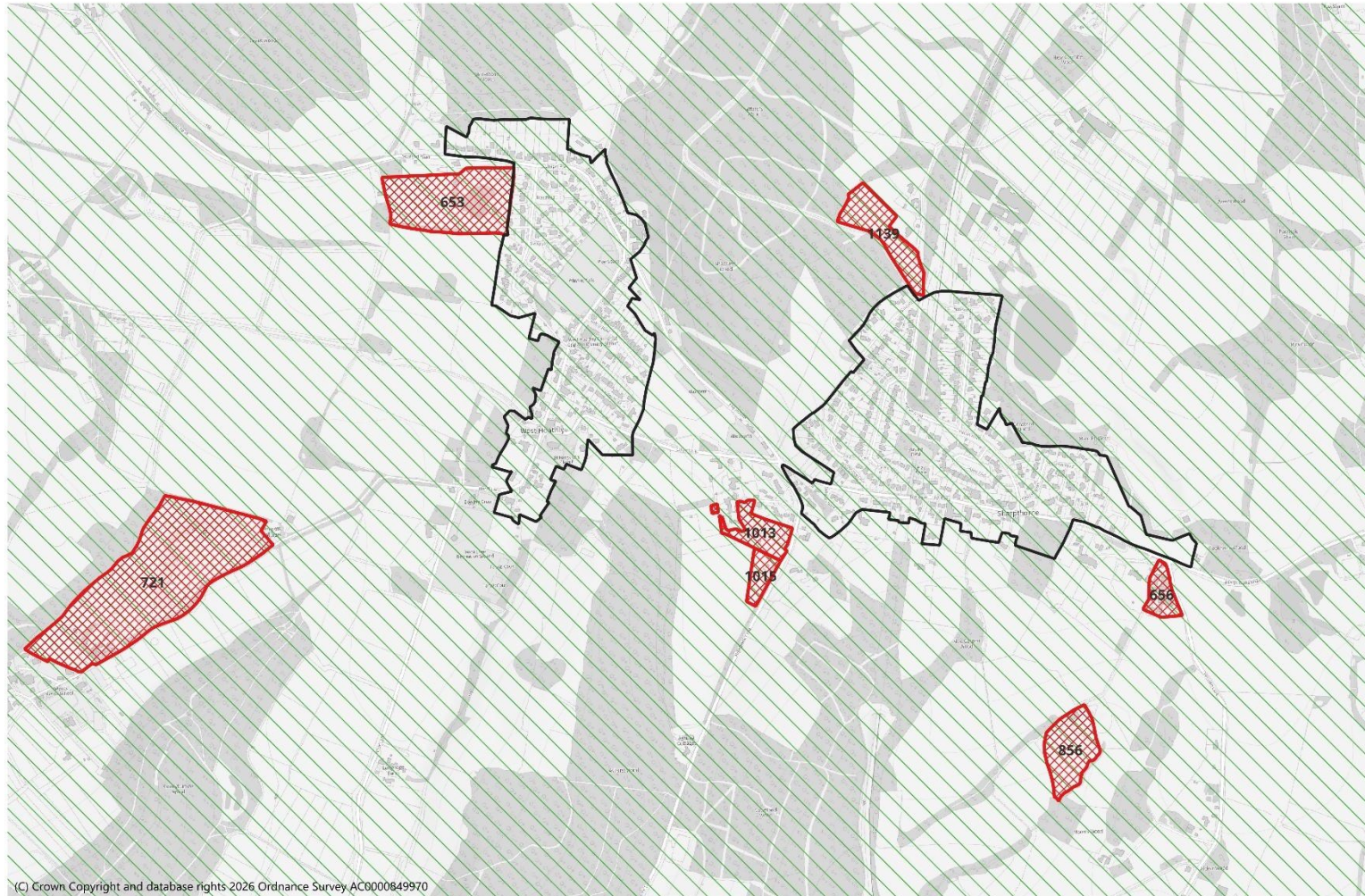
Sites Rejected at Stage 2b or 2c

ID	Site	Yield	Justification	Conclusion
1062	The Yard at Ham Lane Farm, Scaynes Hill	20	The site is still in active employment use and therefore conflicts with SA34 safeguarding existing employment sites and should be retained for employment use.	Not suitable for further testing.

Sites for Further In-Combination Testing

ID	Site	Yield	Justification	Conclusion
	No sites.			

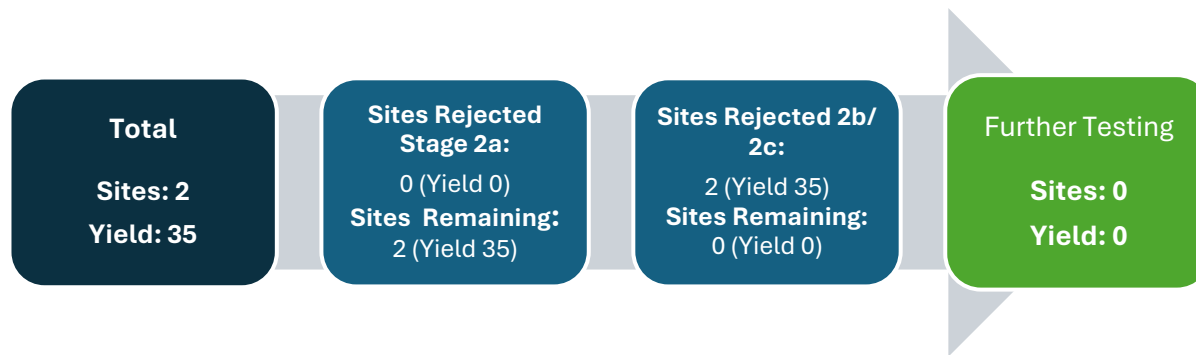
Sharpthorne



West Hoathly & Sharpthorne

- | | |
|----------------------------------|--------------------------------------|
| Sites for In-Combination Testing | District Plan - Housing Allocations |
| Additional Sites | Built Up Area Boundary |
| Rejected | High Weald National Landscape (AONB) |





Sharpthorne is a category 3 settlement (medium sized village) and is immediately east of West Hoathly, also a category 3 settlement. The village has a village hall, local convenience shop with a post office and public house. A wider range of services and facilities can be accessed in East Grinstead (approximately 9km to the north of Sharpthorne) or Haywards Heath (approximately 9km to the south of Sharpthorne). The Bluebell Railway heritage steam railway runs through Sharpthorne although there is no railway station. Sharpthorne is located within the High Weald National Landscape. The old West Hoathly Brickworks site was granted outline planning permission for 108 dwellings and a SANG (Suitable Alternative Natural Greenspace) in October 2024.

Sites Rejected at Stage 2a

ID	Site	Yield	Justification	Conclusion
	No sites.			

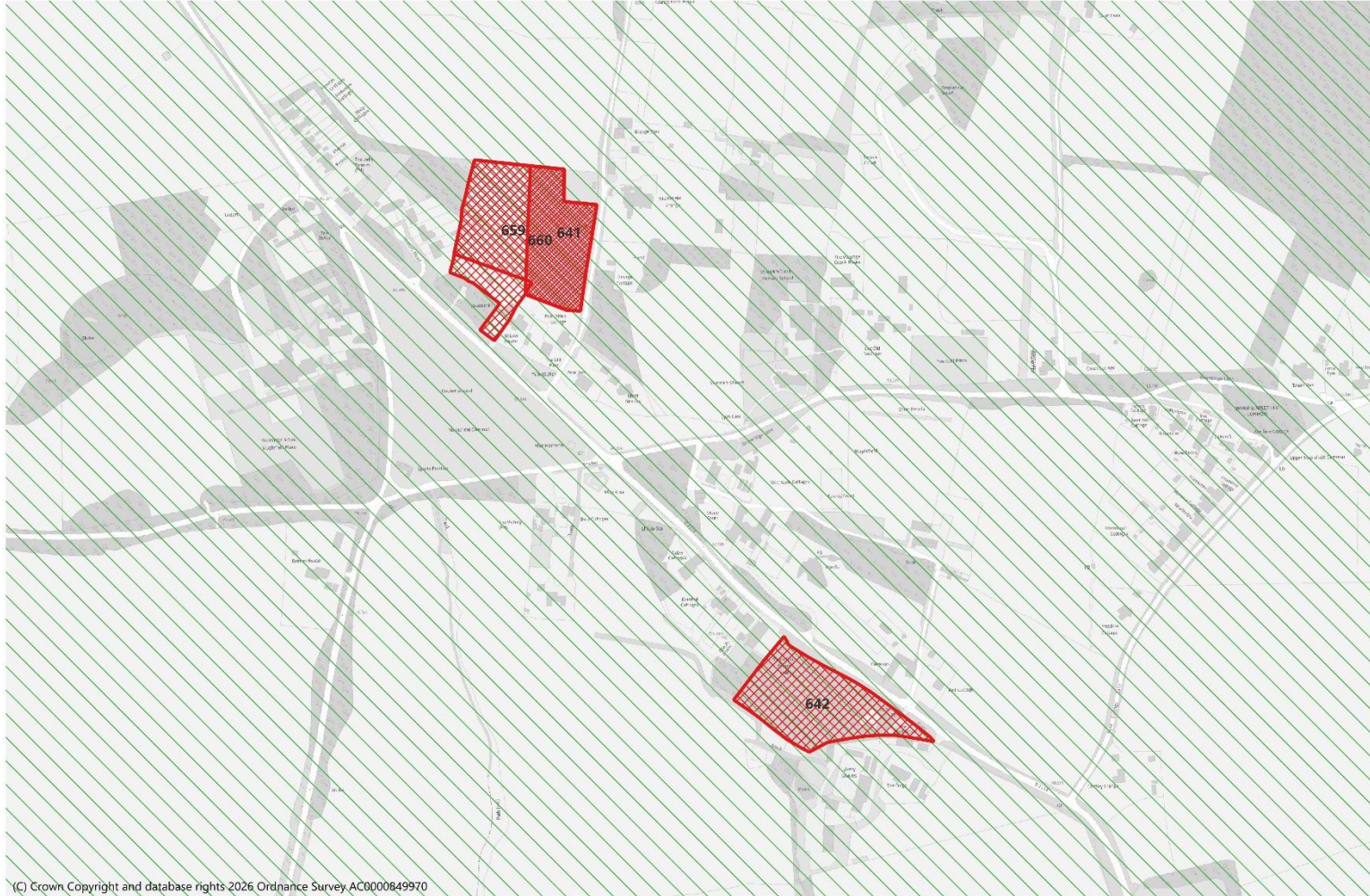
Sites Rejected at Stage 2b or 2c

ID	Site	Yield	Justification	Conclusion
656	Hangdown Mead Business Park, Top Road, Sharpthorne	15	The site is identified as an employment site and is in active employment use. As such, the site should be retained for employment use.	Not suitable for further testing.
1139	Land at Station Road	20	The southern tip of the site is adjacent to the defined built-up area boundary but development of the site would extend the settlement into the countryside that would not fit the settlement pattern. The site is within the High Weald National Landscape and the provision of new homes is at a scale that will not deliver any additional on-site infrastructure. On balance, the development of this site for new housing does not outweigh the harm to the Protected Landscape.	Not suitable for further testing.

Sites for Further In-Combination Testing

ID	Site	Yield	Justification	Conclusion
	No sites.			

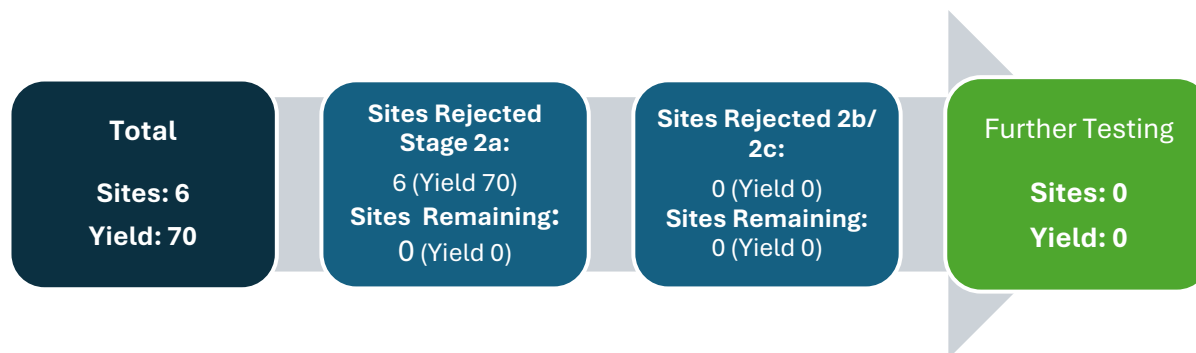
Staplefield



Staplefield

- Sites for In-Combination Testing
- Additional Sites
- Rejected
- District Plan - Housing Allocations
- Built Up Area Boundary
- High Weald National Landscape (AONB)





Staplefield is located to the north-west of Cuckfield and south-east of Handcross. Staplefield is a Category 4 settlement (small village) with limited services often only serving the settlement itself. The settlement is wholly within the High Weald National Landscape and does not have a defined built-up area boundary.

Sites Rejected at Stage 2a

ID	Site	Yield	Justification	Conclusion
641	Tanyards Field, Tanyard Lane, Staplefield (Larger option inclusive of Site 596)	6	Staplefield does not have a defined built-up area or settlement boundary, reflecting both its location within the High Weald National Landscape and the dispersed form and layout of the village, which make the identification of a logical boundary difficult. In this context, the site is considered to be physically and functionally disconnected from both the defined built-up areas and settlement boundaries of Cuckfield to the south-east and Handcross to the north-west.	Not suitable for further consideration.
642	Land south of village Hall, Cuckfield Road, Staplefield	26	Staplefield does not have a defined built-up area or settlement boundary, reflecting both its location within the High Weald National Landscape and the dispersed form	Not suitable for further consideration.

			and layout of the village, which make the identification of a logical boundary difficult. In this context, the site is considered to be physically and functionally disconnected from both the defined built-up areas and settlement boundaries of Cuckfield to the south-east and Handcross to the north-west.	
659	Rosebank, Handcross Road, Staplefield (two options including and excluding Rosebank)	9	Staplefield does not have a defined built-up area or settlement boundary, reflecting both its location within the High Weald National Landscape and the dispersed form and layout of the village, which make the identification of a logical boundary difficult. In this context, the site is considered to be physically and functionally disconnected from both the defined built-up areas and settlement boundaries of Cuckfield to the south-east and Handcross to the north-west.	Not suitable for further consideration.
660	The Stables Field, Tanyard Lane, Staplefield	9	Staplefield does not have a defined built-up area or settlement boundary, reflecting both its location within the High Weald National Landscape and the dispersed form and layout of the village, which make the identification of a logical boundary difficult. In this context, the site is considered to be physically and functionally disconnected from both the defined built-up areas and settlement boundaries of Cuckfield to the south-east and Handcross to the north-west.	Not suitable for further consideration.
820	Land at Stanbridge Farm, Stanbridge Lane, Staplefield	10	Staplefield does not have a defined built-up area or settlement boundary, reflecting both its location within the High Weald National Landscape and the dispersed form and layout of the village, which make the identification of a logical boundary difficult. In this context, the site is considered to be physically and functionally disconnected from both the defined built-up areas and settlement boundaries of Cuckfield to the south-east, Warninglid to the south-west and Handcross to the north.	Not suitable for further consideration.

821	Land at Slaugham Garden Nursery, Staplefield Road, Slaugham	10	Staplefield does not have a defined built-up area or settlement boundary, reflecting both its location within the High Weald National Landscape and the dispersed form and layout of the village, which make the identification of a logical boundary difficult. In this context, the site is considered to be physically and functionally disconnected from both the defined built-up areas and settlement boundaries of Handcross to the north and Warninglid to the south.	Not suitable for further consideration.
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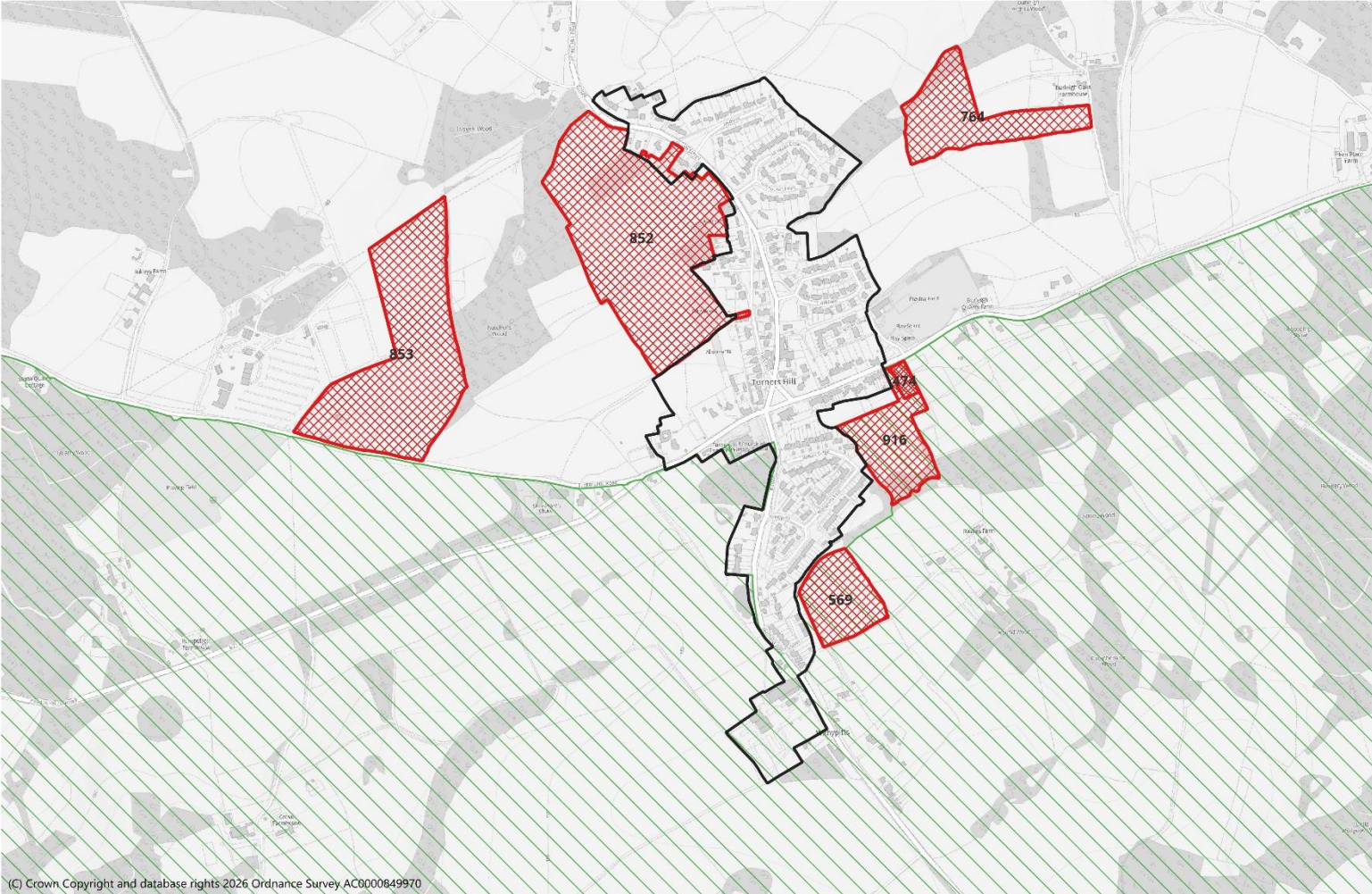
Sites Rejected at Stage 2b or 2c

ID	Site	Yield	Justification	Conclusion
	No sites.			

Sites for Further In-Combination Testing

ID	Site	Yield	Justification	Conclusion
	No sites.			

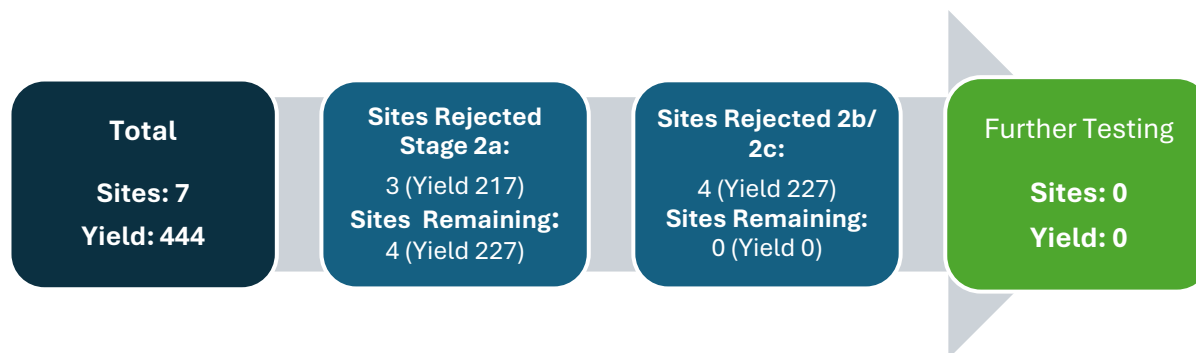
Turners Hill



Turners Hill

- Sites for In-Combination Testing
- Additional Sites
- Rejected
- District Plan - Housing Allocations
- Built Up Area Boundary
- High Weald National Landscape (AONB)





Turners Hill is a category 3 settlement (medium sized village). The village has a primary school, village hall, public houses, recreation ground and fire station. A wider range of services and facilities can be accessed in Crawley Down (approximately 2.5km to the north of Turners Hill) or East Grinstead (approximately 6km to the east of Turners Hill). To the west of Turners Hill is Tulleys Farm which runs seasonal events and has a tea room. Turners Hill is on the edge of the High Weald National Landscape – the boundary is the south of the B2110. Turners Hill has a Conservation Area as well as a number of listed buildings. The Site Allocations DPD (adopted 2022) allocated a site for 6 to 10 dwellings in Turners Hill (SA32: Withypitts Farm, Selsfield Road).

Sites Rejected at Stage 2a

ID	Site	Yield	Justification	Conclusion
764	Land East of Hill House Close, Turners Hill	30	The site is disconnected from the defined built-up area and settlement boundary of Turners Hill to the west. Although there is a PROW from the site to Turners Hill, the main site access would be disconnected from Turners Hill and in addition, there is no footpath along Turners Hill Road to be able to safely access Turners Hill from the site.	Not suitable for further consideration.

853	Land north of Turners Hill Road, Turners Hill	175	The site is disconnected from the defined built-up area and settlement boundary of Turners Hill to the west. Although there is a PROW from the site to Turners Hill, the main site access would be disconnected from Turners Hill and in addition, there is no footpath along Turners Hill Road to be able to safely access Turners Hill from the site.	Not suitable for further consideration.
855	Millwood Farm, East Street, Turners Hill	12	The site is disconnected from the defined built-up area and settlement boundary of Turners Hill to the west. In addition, there is no footpath along much of the B2110 East Street to be able to safely access Turners Hill from the site.	Not suitable for further consideration.

Sites Rejected at Stage 2b or 2c

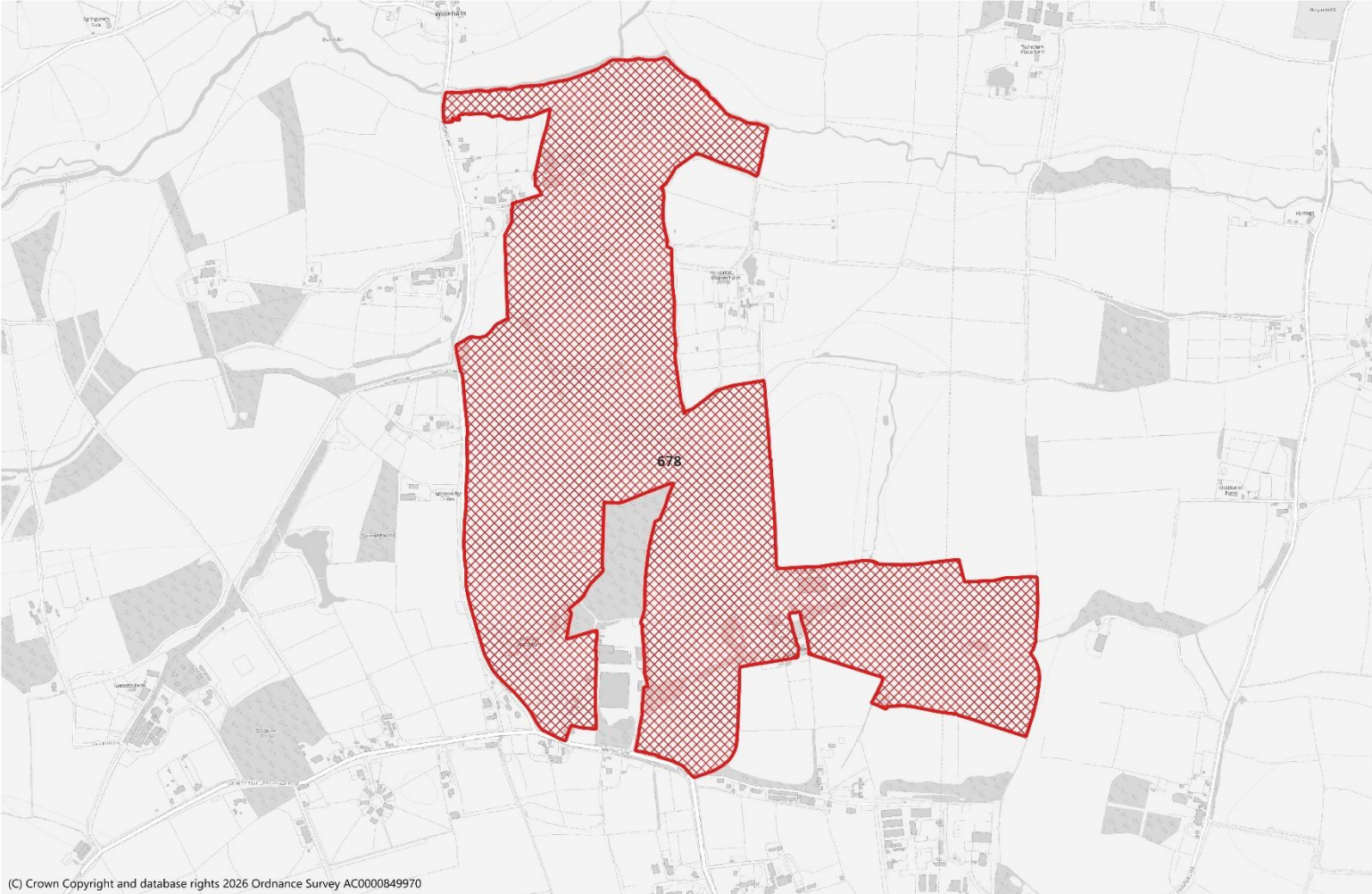
ID	Site	Yield	Justification	Conclusion
474	Land adjacent to 18 East Street, Turners Hill	12	The site is near to the defined built-up area boundary for Turners Hill and is opposite Turners Hill Recreation Ground, play area and The Ark community facility. The site could potentially be developed along the road frontage which would extend the current built frontage of Turners Hill further east along the B2110 East Street. Whilst this could be an option, the site has significant tree cover and development of the site would result in loss of trees. The site is within the High Weald National Landscape and the provision of new homes is at a scale that will not deliver any additional on-site infrastructure. On balance, the development of this site for new housing does not outweigh the harm to the Protected Landscape. This site is also part of 916 and has been assessed as part of 916 to assess whether a larger site could provide additional community benefits alongside housing.	Not suitable for further testing.

569	Land rear of Withypitts, Selsfield Road, Turners Hill	45	The site is adjacent to the defined built-up area boundary but access to the site is along a single-track lane (Snow Hill) accessed from the B2028 Selsfield Road. Snow Hill is narrow with limited visibility which means the access to the site is likely to be difficult. There is open countryside to the east and south of the site with the potential for the site to be visible. The site is within the High Weald National Landscape and the provision of new homes is at a scale that will not deliver any additional on-site infrastructure. On balance, the development of this site for new housing does not outweigh the harm to the Protected Landscape.	Not suitable for further testing.
852	Land north of Old Vicarage Field, Lion Lane, Turners Hill	125	The site is contiguous to the defined built-up area boundary of Turners Hill to the east and south and there is ancient woodland on the north-west boundary of the site. A development of this scale is likely to be able to provide additional community benefits, however, access to the site is uncertain and likely to be difficult to achieve. On balance, it is uncertain if the site could be delivered.	Not suitable for further testing.
916	Land on East Street and Withypitts Paddock, Turners Hill	45	Part of the site is contiguous to the defined built-up area boundary of Turners Hill on its western boundary and access would be through Willow Ridge on the western boundary. The northern part of the site has significant tree cover and development would result in loss of trees. The ancient woodland and woodland to the south of the site should be removed from the site boundary leaving a paddock field for further consideration, however, the topography of the site will need careful review. The site is within the High Weald National Landscape and the provision of new homes is at a scale that will not deliver any additional on-site infrastructure. On balance, the development of this site for new housing does not outweigh the harm to the Protected Landscape.	Not suitable for further testing.

Sites for Further In-Combination Testing

ID	Site	Yield	Justification	Conclusion
	No sites.			

Twineham

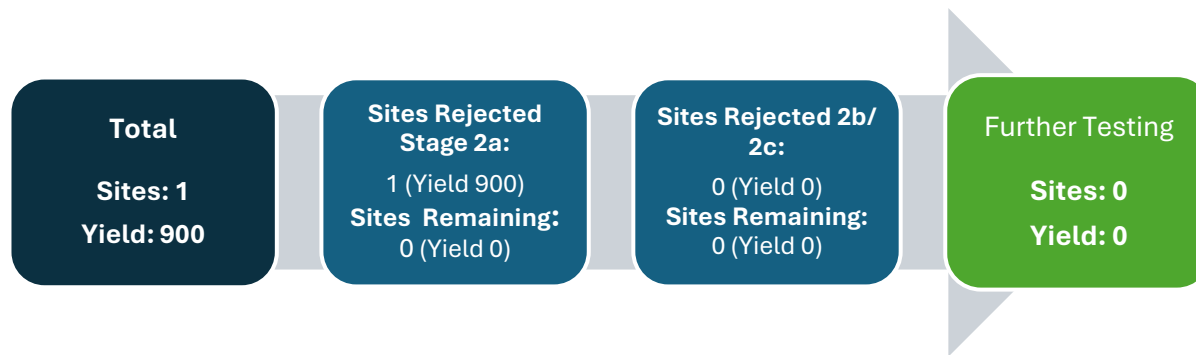


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Twineham

- Sites for In-Combination Testing
 - Additional Sites
 - Rejected
- District Plan - Housing Allocations
- Built Up Area Boundary
- High Weald National Landscape (AONB)





Twineham is in the west of the district. Twineham is a category 4 settlement (small village). The settlement has recreation ground and place of worship but is reliant on other settlements to meet day to day needs. The settlement does not have a defined built-up area boundary.

Sites Rejected at Stage 2a

ID	Site	Yield	Justification	Conclusion
	No sites.			

Sites Rejected at Stage 2b or 2c

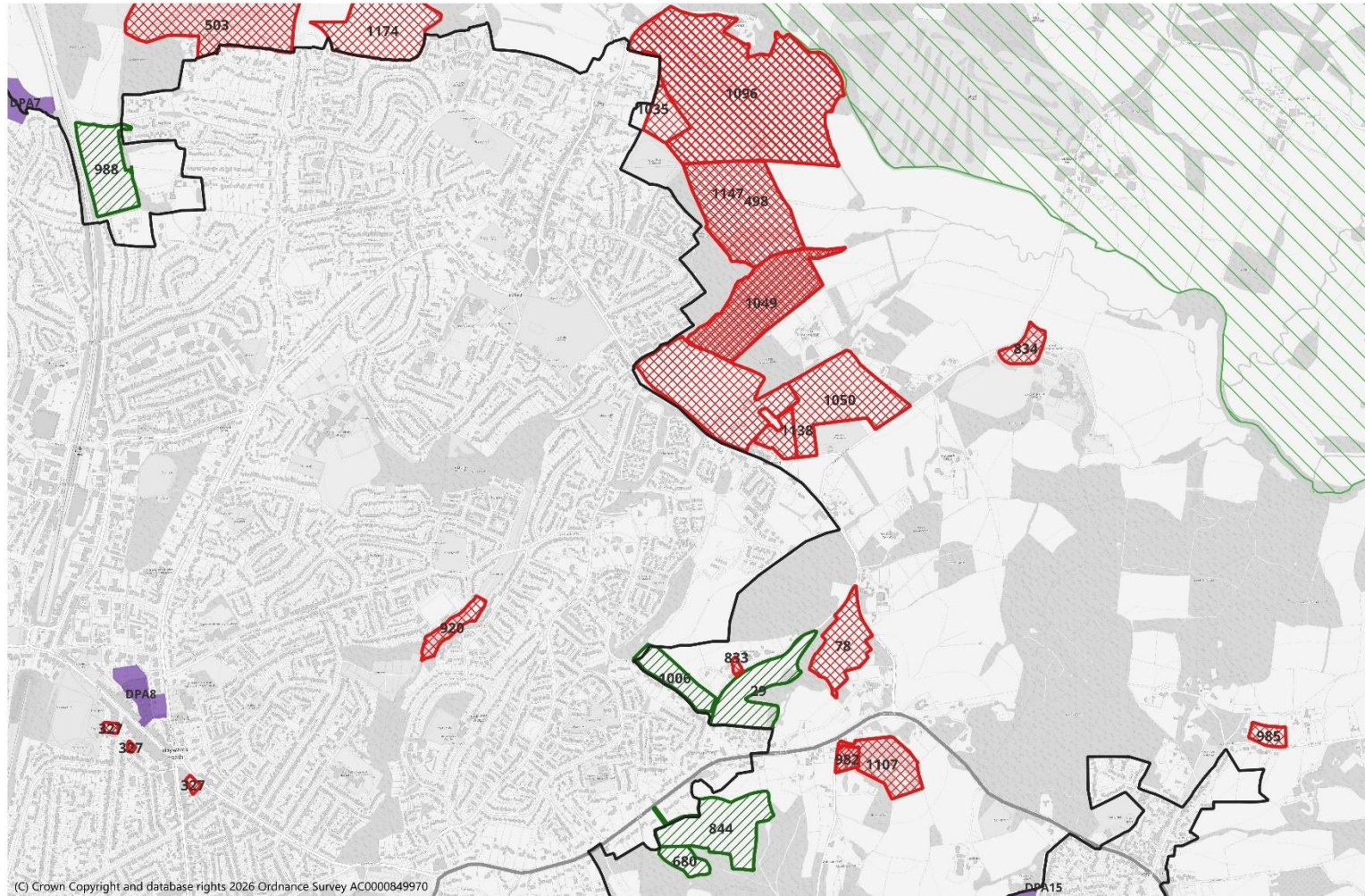
ID	Site	Yield	Justification	Conclusion
678	Broad location West of A23	900	Twineham does not have a defined built-up area boundary. The site itself is disconnected from Twineham and the next nearest settlement of Sayers Common. In addition, there is no footpath along the B2116 Henfield Road or Wineham Lane to be able to safely access Twineham or Sayers Common from the site.	Not suitable for further testing.

			<p>The southern part of the site contains ancient woodland and/or falls within the 20m buffer of ancient woodland. Areas at risk of fluvial flooding run along the site's northern boundary as well as east to west through the middle of the site, effectively dividing the site into two. The development of this site would have a significantly urbanising effect and potentially harmful to the four listed buildings that are in close proximity.</p> <p>The site is bordered to the south and west by Henfield Road and Wineham Lane. Whilst Henfield Road is classified as a B-road, Wineham Lane is a narrow two-lane road. For the scale of development, it is uncertain whether suitable access can be achieved.</p> <p>Whilst the site was submitted to be assessed for consideration as a potential housing allocation, there has been no recent contact or promotion. Therefore, the availability of the site is unknown.</p> <p>On balance, whilst the site seeks to provide 900 dwellings it is unclear if and how it could contribute to sustainable development. The site is isolated and it is unclear how the identified constraints could be addressed.</p>	
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Sites for Further In-Combination Testing

ID	Site	Yield	Justification	Conclusion
	No sites.			

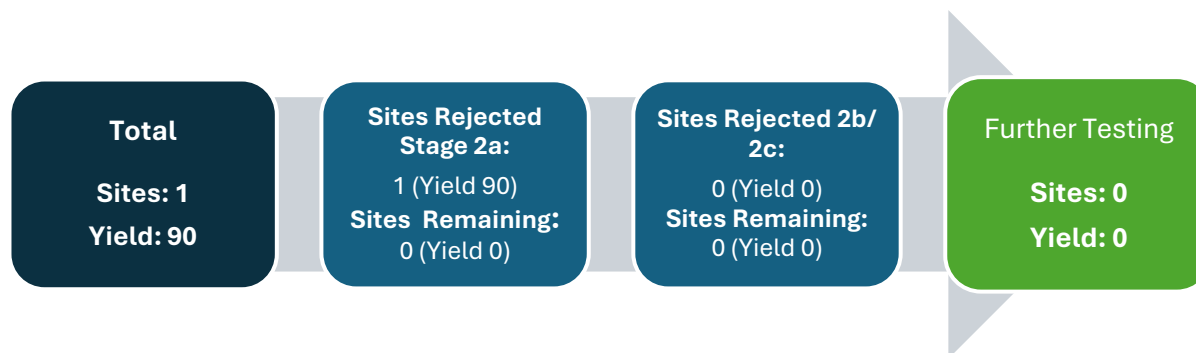
Walstead



Lindfield

- Sites for In-Combination Testing
- Additional Sites
- Rejected
- District Plan - Housing Allocations
- Built Up Area Boundary
- High Weald National Landscape (AONB)





Walstead is located to the east of Haywards Heath. Walstead is a Category 5 settlement (hamlet) characterised as having very limited or no services. Walstead does not have a defined built-up area boundary.

Sites Rejected at Stage 2a

ID	Site	Yield	Justification	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. In addition, Snow Drop Lane is a narrow rural road and there is no footpath along Snow Drop Lane to be able to safely access Haywards Heath from the site.	Not suitable for further consideration.

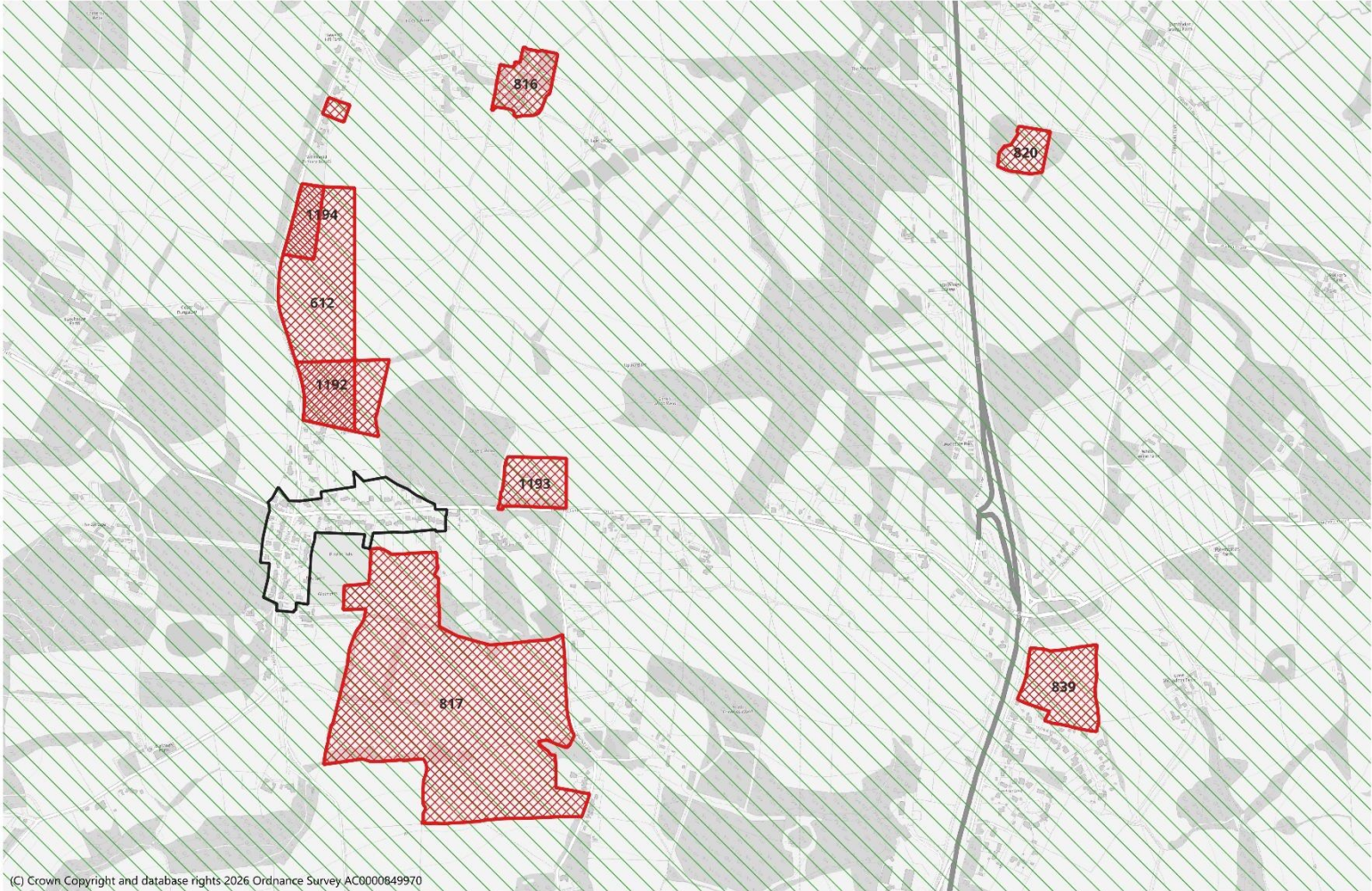
Sites Rejected at Stage 2b or 2c

ID	Site	Yield	Justification	Conclusion
	No sites.			

Sites for Further In-Combination Testing

ID	Site	Yield	Justification	Conclusion
	No sites.			

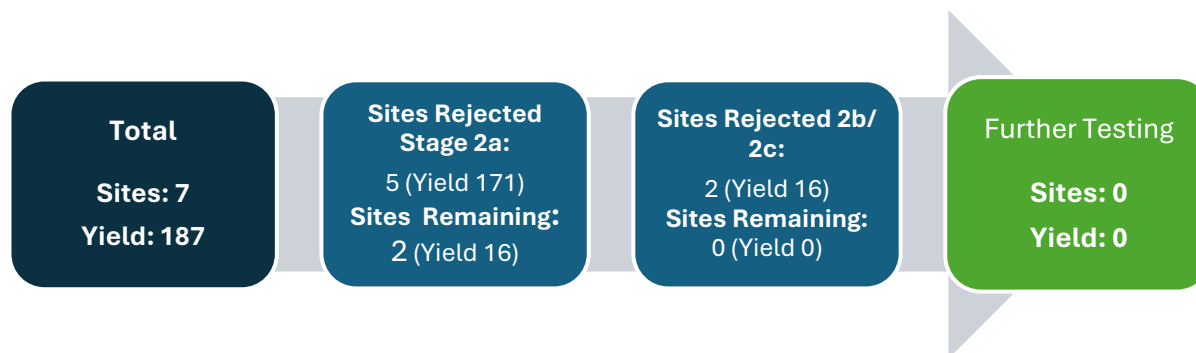
Warninglid



Warninglid

- Sites for In-Combination Testing
- Additional Sites
- Rejected
- District Plan - Housing Allocations
- Built Up Area Boundary
- High Weald National Landscape (AONB)





Warninglid is located to the west of Cuckfield. Warninglid is a Category 4 settlement (small village) with limited services often only serving the settlement itself. The settlement is wholly within the High Weald National Landscape.

Sites Rejected at Stage 2a

ID	Site	Yield	Justification	Conclusion
612	Land south of Warninglid Primary School, Slaugham Lane, Warninglid	20	The site is disconnected from the defined built-up area and settlement boundary of Warninglid to the south with access to limited services and facilities.	Not suitable for further consideration.
816	Old Park Farm, Slaugham Lane, Warninglid	6	The site is disconnected from the defined built-up area and settlement boundary of Warninglid to the south with access to limited services and facilities.	Not suitable for further consideration.
817	The Old Milking Parlour, The Street, Warninglid	60	The site is disconnected from the defined built-up area and settlement boundary of Warninglid to the north with access to limited services and facilities.	Not suitable for further consideration.
839	Land at Hazeldene Farm, north of Orchard Way, Warninglid	80	The site is disconnected from the defined built-up area and settlement boundary of Warninglid to the west with access to limited services and facilities.	Not suitable for further consideration.

1194	Land south of Warninglid Primary School (smaller parcel)	5	The site is disconnected from the defined built-up area and settlement boundary of Warninglid to the south with access to limited services and facilities.	Not suitable for further consideration.
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Sites Rejected at Stage 2b or 2c

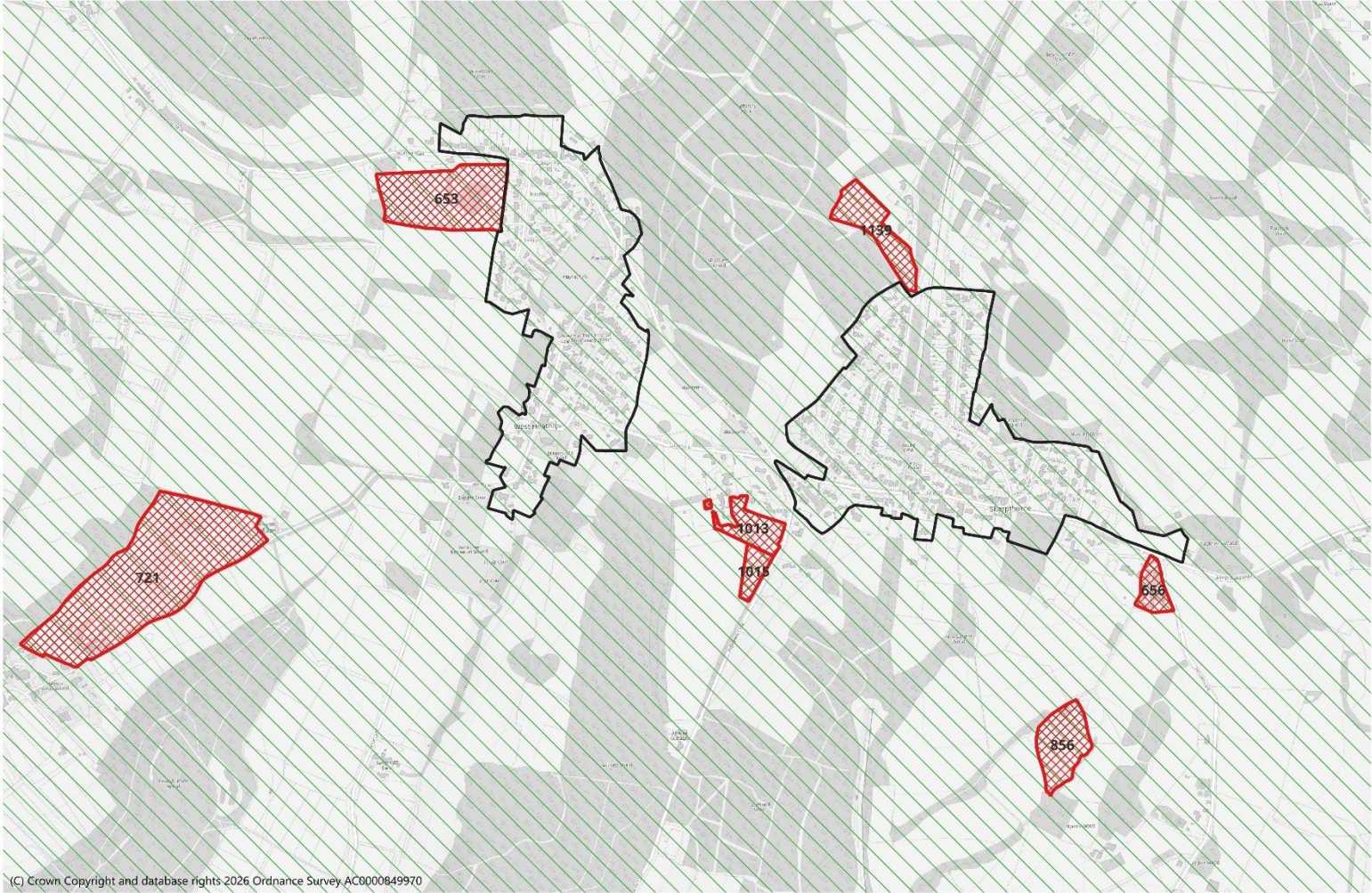
ID	Site	Yield	Justification	Conclusion
1192	Land east of Slaugham Lane	8	<p>The site was considered beyond Stage 2a given its closer proximity to the defined built-up area and settlement boundary of Warninglid to the south. However, upon further assessment, it was concluded that the site remains poorly located in relation to key services and facilities. The site also lies within the High Weald National Landscape where development would have a detrimental impact. Furthermore, there is a natural tree line boundary to the south of the site which would be breached should development occur.</p> <p>Whilst the site seeks to provide 8 new homes, it is not of a scale that will deliver on site infrastructure and will not be in a location that would support sustainable development. On balance, it is considered that development of the site would not outweigh the harm caused to the National Landscape. Therefore, the site is not considered suitable for further testing.</p>	Not suitable for further testing.
1193	Land north of Cuckfield Road	8	The site was considered beyond Stage 2a given its closer proximity to the defined built-up area and settlement boundary of Warninglid to the west. However, the distance between the site and built-up area boundary of Warninglid is designated as Ancient Woodland. Therefore, there is a physical separation from the built-up area that would	Not suitable for further testing.

			<p>remain. The site also lies within the High Weald National Landscape where development would have a detrimental impact.</p> <p>Whilst the site seeks to provide 8 new homes, it is not of a scale that will deliver on site infrastructure and the site being physically separated from the built-up area by Ancient Woodland. On balance, it is considered that development of the site would not outweigh the harm caused to the National Landscape. Therefore, the site is not considered suitable for further testing.</p>	
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Sites for Further In-Combination Testing

ID	Site	Yield	Justification	Conclusion
	No sites.			

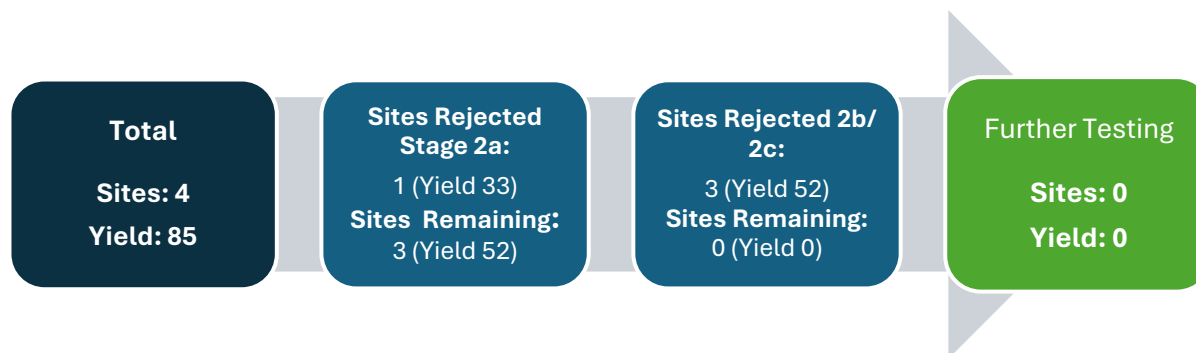
West Hoathly



West Hoathly & Sharpthorne

- Sites for In-Combination Testing
- Additional Sites
- Rejected
- District Plan - Housing Allocations
- Built Up Area Boundary
- High Weald National Landscape (AONB)





West Hoathly is a category 3 settlement (medium sized village) and is immediately west of Sharpthorne, also a category 3 settlement. The village has a primary school, village hall, public house, bowling green and recreation ground. A wider range of services and facilities can be accessed in East Grinstead (approximately 9km to the north of West Hoathly) or Haywards Heath (approximately 9km to the south of West Hoathly). West Hoathly is located within the High Weald National Landscape. West Hoathly has a Conservation Area as well as a number of listed buildings.

Sites Rejected at Stage 2a

ID	Site	Yield	Justification	Conclusion
721	Philpots Quarry, Hook Lane, West Hoathly	33	The site is disconnected from the defined built-up area and settlement boundary of West Hoathly to the north-east, and the site is remote from services and facilities. The site is not in a sustainable location.	Not suitable for further consideration.

Sites Rejected at Stage 2b or 2c

ID	Site	Yield	Justification	Conclusion
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653	Webbs Mead, Land West of Broadfield, West Hoathly	20	The eastern boundary of the site is contiguous to the defined built-up area boundary. The eastern parcel includes a mast and a pond, and the western parcel would be disconnected from the main village. The site is within the High Weald National Landscape and the provision of new homes is at a scale that will not deliver any additional on-site infrastructure. On balance, the development of this site for new housing does not outweigh the harm to the Protected Landscape.	Not suitable for further testing.
1013	Land at Hoathly Hill, West Hoathly	18	There is no evidence that this site is available for development. In addition, development of the site would likely impact on the Grade II listed Hoathly Hill.	Not suitable for further testing.
1015	North east of Ashurst Field, Highbrook Lane, West Hoathly	14	The site was considered beyond Stage 2a due to its proximity to Sharpthorne although further assessment of the site confirms it is disconnected. In addition, Highbrook Lane is a narrow lane with no footways and the site is elevated above the lane. Access to the site may be difficult with visibility issues.	Not suitable for further testing.

Sites for Further In-Combination Testing

ID	Site	Yield	Justification	Conclusion
	No sites.			

ARCHIVED SITES

The following sites have been removed from the assessment process for the following reasons.

ID	Site	Yield	Justification
213	Land at Winch Well, Crawley Down	12	Availability uncertain.
283	Land at Hurst Wickham, Hurstpierpoint	24	Last contact promoted site for 4 dwellings; below threshold for consideration.
386	Ibstock Brickworks, Sharpthorne	100	The site has planning permission.
391	88 Holtye Road, East Grinstead	45	Availability uncertain, no recent promotion.
440	Land at 22 Gower Road, Haywards Heath	0	Still in commercial use. No recent promotion for redevelopment.
444	Warrenside, College Lane, East Grinstead	14	The site has planning permission for alternative proposal.
512	Land corner of Butlers Green Road/Isaacs Lane, Haywards Heath	18	No longer available for development.
574	Land at Hunters Moon, Old Brighton Road South, Pease Pottage	88	No recent promotion for development, availability uncertain.
581	Woodhurst Farmhouse, Old Brighton Road South, Pease Pottage	200	Overlaps with 603.
631	Land at Ansty Fields and rear of North Cottages, Cuckfield Road, Ansty	21	Overlap with site 1135.
643	Land at Oak Tree Farm and West Wriddens, Burgess Hill Road, Ansty	36	The site has planning permission for 3 dwellings (DM/20/1760) and is under construction.
710	Maltings Grange, Malthouse Lane, Hurstpierpoint	360	Overlaps with site 1105.
806	Land West of London Road, Cuckfield	105	Land purchased by New England Wood Trust. No longer available for development.
856	Moonwood Barn, Hangdown Mead Farm, Top Road, West Hoathly	1	The potential yield is too low for assessment.
901	Open Space, north of Clayton Mills, Hassocks (Previously known as site 753, April 2016)	246	Open space.

1018	Extension southwest of Meadow View, Sayers Common	250	Overlaps with site 799 (DPSC3: Land to the South of Reeds Lane)
1032	Land at Tamarind and Star Place, Copthorne Common Road, Copthorne	10	The site has been developed, no longer available.
1122	Sussex House and Commercial House and 54 to 56 Perrymount Road	100	Planning permission for commercial use.