

## LDC LAA 2025 - Appendix 1

### Sites Excluded at Stage 1 with reason

Parish	Site Ref.	Site Address	Reason for Exclusion at Stage 1
Chailey	01CH	Land at Cornwells Bank, North Chailey	Filtered - Site Below 5 Dwelling Threshold
Chailey	09CH	The Plantation, Warrs hill Road, North Chailey	The site is woodland identified as priority habitats (deciduous woodland). Filtered from further assessment as per LAA Methodology
Chailey	10CH	Land North of Swan Wood, East Chailey	Filtered - Site Below Dwelling Threshold
Chailey	11CH	Land at North Chailey	The site is predominantly deciduous woodland (priority habitat) with the remaining developable area of the site unable to deliver 5 or more dwellings. Filtered from further assessment as per LAA Methodology.
Chailey	24CH	Land east of Oxbottom Lane	The site is woodland wholly identified as priority habitats (deciduous woodland) - Filtered from further assessment as per LAA Methodology.
Chailey	32CH(a)	Land at Wivelsfield Farm, North Common Road	Filtered - Site Below Dwelling Threshold
Chailey	33CH	Northfields, East Grinstead Road	Filtered - Below Threshold
Ditchling	06DT	Land to the south of Folders Lane, Burgess Hill, Straddling the boundary between West Sussex (Mid Sussex)	The majority of the site falls outside of the Plan Area, with the remaining parts of the site considered in 04DT, 07DT and 08DT
Hamsey	06HY	Land off Beechwood Lane, Cooksbridge, Hamsey	Filtered – Duplicate with 18HY.
Hamsey	08HY	Plot situated at Hamsey, West of North End Lane	Filtered - Site Below Dwelling Threshold
Hamsey	18HY	Land South of Beechwood Lane	The majority of the site falls within the South Downs National Park, outside of the Plan Area. The part of the site within the plan area consists of trees wholly identified as priority habitats (deciduous woodland) - Filtered from further assessment as per LAA Methodology.
Newhaven	14NH	Land at Rothwell Court, Newhaven	Filtered - Site Below Dwelling Threshold
Newhaven	15NH	Lewes Rd recreation ground	The site is wholly priority habitats (coastal and floodplain grazing marsh) - Filtered from further assessment as per the LAA Methodology.
Newhaven	17NH	Land to west of St. Lukes Court, Church Hill, Newhaven	The site is predominantly priority habitats (deciduous woodland) - Filtered from further assessment as per the LAA Methodology.
Newhaven	18NH	Land at Denton Drive/Devon Road, Denton, Newhaven	The site is predominantly identified as priority habitat (deciduous woodland). Filtered from further assessment as per LAA Methodology - Filtered from further assessment as per LAA Methodology.
Newhaven	19NH	Land at Eastside, South of the Drove, Newhaven	Site is identified as wholly priority habitat (Coastal and Floodplain Grazing Marsh)
Newhaven	22NH	Land at Plot 86, Harbour Heights, Newhaven	Filtered - Site Below Dwelling Threshold
Newhaven	24NH	Site South East Hill Road, Newhaven - Site 1 on Plan	Filtered - Site Below Dwelling Threshold
Newhaven	33NH	Kings Avenue	Filtered - Site Below Dwelling Threshold
Newhaven	36NH	Land at Denton (covered reservoir)	Filtered - Below Threshold. The site is partly identified as priority habitat (Deciduous Woodland) remaining site is unlikely to deliver 5 or more dwellings.
Newhaven	37NH	Land at Denton, rear of Kings Avenue	The site is priority habitats (deciduous woodland) covered by a Group TPO. Filtered from further assessment as per the LAA Methodology.
Newhaven	41NH	Meeching Down	Site is predominantly identifies as priority habitat (deciduous woodland) - Filtered from further assessment as per the LAA Methodology.
Newhaven	45NH	Plots 32 & 33 Charleston Avenue	Filtered - Site Below Dwelling Threshold
Newhaven	47NH	Land at Wilmington Road (Plots 44-46)	Filtered - Site Below Dwelling Threshold
Newhaven	56NH	Plot 18 Cornelius Avenue	Filtered - Site Below Dwelling Threshold
Newhaven	57NH	Plot 18 Crestway	Filtered - Site Below Dwelling Threshold

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Newhaven	58NH	Plot 90 Block 17, Harbour Heights	Filtered - Site Below Dwelling Threshold
Newhaven	59NH	Plot 16 Westdean Avenue	Filtered - Site Below Dwelling Threshold
Newhaven	61NH	Plots 97 & 98 Harbour Heights	Filtered - Site Below Dwelling Threshold
Newhaven	62NH	48 to 58 Denton Road, Denton, BN9 0QD	Filtered - Site Below Dwelling Threshold
Newhaven	63NH	Plots 42-49, Block 8 Wilmington Road,	The site is wholly identified as priority habitat (Good quality semi-improved grassland). Filtered from further assessment as per the LAA Methodology.
Newhaven	66NH	Plots 76-77 and 93-96 Harbour Avenue	Filtered - Site Below Dwelling Threshold
Newhaven	71NH	Land at Cornelius Avenue and Pevensey Road	Three unconnected sites that would not individually provide 5 units therefore filtered as below dwelling threshold.
Newhaven	74NH	2 South Way	Filtered - Duplication
Newhaven	75NH	Land at Eastside, Newhaven	Site is wholly identified as priority habitats (Coastal and Floodplain Grazing Marsh) - Filtered from further assessment as per the LAA Methodology.
Newick	14NW	Sheffield Park	Entire site is designated Ancient Woodland. Filtered from further assessment as per the LAA Methodology.
Peacehaven	01PT	Land at 72 Telscombe Road, Telscombe	Filtered - Site Below Dwelling Threshold
Peacehaven	03PT	Land adjacent to 85 The Lookout, Peacehaven	Filtered - Site Below Dwelling Threshold
Peacehaven	06PT	Valley Road, Peacehaven	Filtered – Duplication with 41PT and 43PT
Peacehaven	10PT	37 Valley Road	Filtered – Site Below Dwelling Threshold
Peacehaven	12PT	Plots 4 and 5 The Promenade	Filtered - Site Below Dwelling Threshold
Peacehaven	15PT	Downland Walk, Peacehaven, Former Address: Plot 151A Phyllis Avenue	Filtered - Site Below Dwelling Threshold
Peacehaven	16PT	Adjacent to south of 61 Downs Walk, Peacehaven	Filtered - Site Below Dwelling Threshold
Peacehaven	17PT	Land at Downswalk North Peacehaven	Existing trees on site are protected under a group Tree Preservation Order, which significantly reduces the net developable area of the site below dwelling threshold. The site is unlikely to yield more than 5 dwellings even when considered in combination with 15PT.
Peacehaven	20PT	Land in The Valley, North Peacehaven	Filtered – Duplication with 41PT and 43PT
Peacehaven	27PT	Site 3 North of Valley Road, Peacehaven	Filtered - Site Below Dwelling Threshold
Peacehaven	40PT	Land at Old Estate Laneway, Phyllis Avenue	The whole site is covered by trees which are priority habitat (Deciduous Woodland). Filtered from further assessment as per the LAA Methodology.
Peacehaven	45PT	Piddinghoe Avenue Car Park	Filtered - Below Threshold
Peacehaven	46PT	Steyning Avenue Car Park	Filtered - Below Threshold
Peacehaven	48PT	Land north of Valley Road, west of #34	Filtered - Site Below Dwelling Threshold
Peacehaven	49PT	Land adjacent to #7 Greenhill Way	Filtered - Site Below Dwelling Threshold
Peacehaven	50PT	Land north of 4 Highstead Park (plot 65)	Filtered - Site Below Dwelling Threshold
Peacehaven	51PT	Land west of 18 Valley Road	Filtered - Site Below Dwelling Threshold
Peacehaven	53PT	Land north of 6 Wendale Drive	Filtered - Site Below Dwelling Threshold
Peacehaven	54PT	Land north of 5 Greenhill Way	Filtered - Site Below Dwelling Threshold
Peacehaven	57PT	Land north of 5 Highstead Park, Peacehaven	Filtered - Site Below Dwelling Threshold
Peacehaven	59PT	Plot 10, 28 Valley Road	Filtered – Duplication
Peacehaven	60PT	Land rear of 3 Greenhill Way	Filtered - Site Below Dwelling Threshold
Peacehaven	61PT	Roderick Avenue North/ The Lookout	Filtered - Site Below Dwelling Threshold
Peacehaven	73PT	Land north of Valley Road, Peacehaven	Filtered - Site Below Dwelling Threshold
Peacehaven	80PT	12 Gold Lane Peacehaven	Filtered – Duplication
Plumpton	01PL	Land adjacent to Southview Cottage, Riddens Lane	Filtered - site below dwelling threshold

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Plumpton	27PL	Three Chimneys Beresford Lane	Filtered - Site Below Dwelling Threshold
Ringmer	32RG	Parcels of land at Broyle Close	The sites are allocated in the Ringmer Neighbourhood Plan for a total of 6 dwellings, one site has been granted planning permission for 3 dwellings. There is limited additional capacity beyond that already granted planning permission, below the threshold for the LAA.
Ringmer	34RG	Land west of Vicarage Road	Filtered - Site Below Dwelling Threshold
Seaford	07SF	Sutton Road car park	Filtered - Site Below Dwelling Threshold
Seaford	DCS21	Land to the West of College Road	The site is wholly identified as priority habitat (Coastal and Floodplain Grazing Marsh). Filtered from further assessment as per the LAA Methodology.
Seaford	DCS22	Land to the East of College Road	The site is wholly identified as priority habitat (Coastal and Floodplain Grazing Marsh). Filtered from further assessment as per the LAA Methodology.
Wivelsfield	03WV	Land at Eastern Road/Green Lane	Filtered - Duplication
Wivelsfield	21WV	Land between Magpie Ridge and Wells House	Site is approximately 50% Ancient Woodland, remaining site would not reach threshold of 5 units. Filtered from further assessment as per the LAA Methodology.
Wivelsfield	30WV	Land at The Peak, Theobalds Road, Worlds End, RH15 0SS	Filtered - Site Below Dwelling Threshold
Wivelsfield	47WV	Land to the South of Shoulders, North Common Road	Filtered - Below Threshold